

**Miami Beach Redevelopment Agency
Commission Chambers, 3rd Floor, City Hall
1700 Convention Center Drive
November 10, 2004**

Chairman of the Board David Dermer
Member of the Board Matti Herrera Bower
Member of the Board Simon Cruz
Member of the Board Luis R. Garcia, Jr.
Member of the Board Saul Gross
Member of the Board Jose Smith
Member of the Board Richard L. Steinberg

Executive Director Jorge M. Gonzalez
Assistant Director Christina M. Cuervo
Assistant Director Mayra Diaz Buttacavoli
General Counsel Murray H. Dubbin
Secretary Robert E. Parcher

AGENDA

1. ROLL CALL
2. OLD BUSINESS
 - A Report Of The Itemized Revenues And Expenditures Of The Miami Beach Redevelopment Agency For The Month Of September 2004. (Page 582)
3. NEW BUSINESS
 - A A Resolution Of The Chairman And Members Of The Miami Beach Redevelopment Agency, Appropriating Funds, In The Amount Of \$458,075, From The City Center Redevelopment Agency TIF Funds To Design And Construct The Beach Front Restroom Located At 21 Street. **Joint City Commission and Redevelopment Agency** (Page 636)
 - B A Resolution Of The Chairman And Members Of The Miami Beach Redevelopment Agency (RDA), Setting The Dates For The Year 2005 Redevelopment Agency Meetings. **Joint City Commission and Redevelopment Agency** (Page 643)
 - C A Resolution Of The Chairman And Members Of The Miami Beach Redevelopment Agency (RDA) Authorizing The Chairman And Secretary To Execute A Retail Lease Agreement Between The Miami Beach Redevelopment Agency And ArtConnection International, Inc., For Suite #6 In The Anchor Shops, Located At 100 16th Street, Miami Beach, Florida; Said Lease Term For A Period Of Eleven (11) Years, Commencing Retroactively On November 8, 2004. (Page 650)

- D A Resolution Of The Chairman And Members Of The Miami Beach Redevelopment Agency (RDA) Authorizing The Executive Director To Execute A Letter Agreement Between The Miami Beach Redevelopment Agency And Adolfo Dominguez USA, Inc., Defining The Terms And Conditions By Which Adolfo Dominguez USA, Inc., May Terminate, Prior To Expiration Of The Term Provided Thereunder, Its Retail Lease Agreement Of Suites 1, 2, 3 And 4 In The Anchor Shops, Located At 100 16th Street, Miami Beach, Florida. (Page 663)
- E A Resolution Of The Chairman And Members Of The Miami Beach Redevelopment Agency Appropriating And Authorizing Reimbursement To The Courts In The Amount Of \$458,627 In Available South Pointe Redevelopment Trust Funds To Reimburse The Courts At South Beach, Ltd., For Street Improvements To First Street Between Jefferson And Washington Avenues And To Meridian Avenue Between First And Second Streets, Pursuant To The Fourth Extension And Clarification Agreement, Dated July 26, 2000, Between The Miami Beach Redevelopment Agency, The City Of Miami Beach And The Courts At South Beach Limited, A Florida Limited Partnership F/K/A Cobb Partners South Beach Limited. (Page 672)

End of RDA Agenda



HOW A PERSON MAY APPEAR BEFORE THE REDEVELOPMENT AGENCY OF THE CITY OF MIAMI BEACH, FLORIDA

The regularly scheduled meetings of the Redevelopment Agency are established by Resolution and are generally held on the same day the Miami Beach City Commission holds their regularly scheduled meetings. The Redevelopment Agency meetings commence at 10:00 a.m.

1. Jorge M. Gonzalez has been designated as the Agency's Executive Director.
Robert Parcher has been designated as the Agency's Secretary.
2. Person requesting placement of an item on the agenda must provide a written statement to the Agency Executive Director, 4th Floor, City Hall, 1700 Convention Center Drive, telephone 673-7285, outlining the subject matter of the proposed presentation. In order to determine whether or not the request can be handled administratively, an appointment will be set up to discuss the matter with a member of the Executive Director's staff. Procedurally, "Request for Agenda Consideration" will not be placed upon the Agency agenda until after Administrative staff review. Such review will ensure that the issue has been addressed in sufficient detail so that the Agency members may be fully apprised of the matter to be presented. Persons will be allowed three (3) minutes to make their presentation and will be limited to those subjects included in their written request. Such written requests must be received in the Executive Director's office no later than noon on Tuesday of the week prior to the scheduled Agency meeting to allow time for processing and inclusion in the agenda package.
3. Once an agenda for the Redevelopment Agency meeting is published, and a person wishes to speak on items listed on the agenda, he/she may call or come to the Agency Secretary's Office, 1st floor, City Hall, 1700 Convention Center Drive, telephone 673-7411, before 5:00 p.m., on the Tuesday prior to the Agency meeting and give their name, the agenda item to be discussed and, where known, the agenda item number.

Copies of the Agency agenda may be reviewed at the Agency's Secretary Office (City Clerk's Office) on the Monday prior to the Agency's regular meeting.

The complete agenda, with all backup material, is available for inspection on the Monday prior to the Agency meeting at the Agency Secretary office (City Clerk's Office).

4. All persons who have been listed by the Agency Secretary to speak on the agenda item in which they are specifically interested, will be allowed up to three (3) minutes to present their views.

Robert Parcher
Agency Secretary

March 7, 2001

CITY OF MIAMI BEACH

**2004 CITY COMMISSION AND
REDEVELOPMENT AGENCY MEETINGS**

January 14 (Wednesday)

February 4 (Wednesday)

February 25 (Wednesday)

March 17 (Wednesday)

April 14 (Wednesday)

May 5 (Wednesday)

May 26 (Wednesday)

June 9 (Wednesday)

July 7 (Wednesday)

July 28 (Wednesday)

August City Commission in Recess – NO MEETINGS

September 8 (Wednesday)

October 13 (Wednesday)

November 10 (Wednesday)

December 8 (Wednesday)

**REPORT OF THE ITEMIZED
REVENUES AND EXPENDITURES

OF THE

MIAMI BEACH REDEVELOPMENT
AGENCY

FOR THE MONTH OF
SEPTEMBER 2004**

Agenda Item 2A
Date 11-10-04

MIAMI BEACH REDEVELOPMENT AGENCY

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH, FLORIDA 33139
www.ci.miami-beach.fl.us



REDEVELOPMENT AGENCY MEMORANDUM

To: Chairman and Members of
the Miami Beach Redevelopment Agency

Date: November 10, 2004

From: Jorge M. Gonzalez
Executive Director

**Subject: REPORT OF THE ITEMIZED REVENUES AND EXPENDITURES OF THE
MIAMI BEACH REDEVELOPMENT AGENCY FOR THE TWELVE MONTHS
ENDED SEPTEMBER 30, 2004**

On July 15, 1998 the Chairman and Members of the Board of the Miami Beach Redevelopment Agency resolved that an itemized report of the revenues and expenditures of the Miami Beach Redevelopment Agency, with respect to each redevelopment area, would be made available to the Chairman and Members of the Board of the Miami Beach Redevelopment Agency at the end of each month. Further, it was resolved that such report would be made available no later than five days prior to the second regularly scheduled Redevelopment Agency meeting in the month immediately following the month for which such report is prepared and that the report would be placed on the Redevelopment Agency Agenda for the second meeting of each month as a discussion item. Because the distribution date for the second Commission meeting of some months falls prior to our receipt of bank statements for the month, we advised on October 21, 1998, that beginning with the report for the month ending October 31, 1998 all monthly Redevelopment Agency reports would henceforth be included as part of the agenda for the first Commission meeting of each month.

The attached material includes the following:

Section A - South Pointe Redevelopment District


- Summary of Cash Basis Transactions by Project and by Expenditure Type for the Fiscal Years Ended September 30, 1988 through 2004
- Check and Wire Transfer Register sorted by Project and Type of Expenditure for the Twelve Months Ended September 30, 2004
- Narrative of Major Projects Planned and/or Underway

Section B - City Center Redevelopment District

- Summary of Cash Basis Transactions by Project and by Expenditure Type for the Fiscal Years Ended September 30, 1988 through 2004

- Check and Wire Transfer Register sorted by Project and Type of Expenditure for the Twelve Months Ended September 30, 2004
- Narrative of Major Projects Planned and/or Underway

JMG:PDW:MIM:jar

A handwritten signature in black ink, appearing to be 'JMG', is written over the text 'JMG:PDW:MIM:jar'. There is also a small, dark, scribbled mark above the signature.

SOUTH POINTE

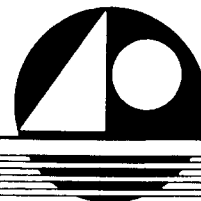
REDEVELOPMENT DISTRICT

FINANCIAL INFORMATION

FOR THE MONTH ENDED

SEPTEMBER 30, 2004

Miami Beach
Redevelopment Agency
1700 Convention Center Drive
Miami Beach, Florida 33139
Telephone: (305) 673- 7295
Fax: (305) 673- 7772



November 10, 2004

TO: Jorge M. Gonzalez, Executive Director

FROM: Patricia D. Walker, Chief Financial Officer
City of Miami Beach

SUBJECT: South Pointe Redevelopment District Financial Information
For the Twelve Months Ended September 30, 2004

At the July 15, 1998 Commission/Redevelopment Agency meeting a request was made for monthly financial information for the South Pointe Redevelopment District. The information has been compiled and is attached.

Historical Cash Basis Financial Information

The summary report included in the attached material, reflects that during the period from October 1, 1987 through September 30, 2004 approximately \$101,653,000 of revenues were received in the South Pointe District of the Redevelopment Agency ("RDA").

The primary sources of these revenues included approximately:

\$ 81,505,000 - Incremental Ad Valorem tax;
\$ 6,860,000 - Bond proceeds;
\$ 5,188,000 - Land sale;
\$ 3,032,000 - Interest income;
\$ 2,973,000 - Rental income;
\$ 1,000,000 - Loan from the City of Miami Beach;
\$ 350,000 - State Grant; and
\$ 745,000 - From various sources.

The opening cash balance for October 1, 1987 was approximately \$1,042,000; therefore, the total amount of funds available for the period was \$102,695,000.

On the expenditure side, approximately \$71,071,000 has been expended from October 1, 1987 through September 30, 2004.

SOUTH POINTE
Redevelopment District

CITY CENTER
Redevelopment District

These approximate expenditures were primarily made in the following areas:

- \$ 15,608,000 - Cobb/Courts Project;
- \$ 13,192,000 - Debt Service Payments;
- \$ 11,727,000 - Portofino Project;
- \$ 9,368,000 - South Pointe Streetscape/Park;
- \$ 6,447,000 - SSDI Project;
- \$ 6,142,000 - Administrative Costs;
- \$ 5,726,000 - Marina Project;
- \$ 1,045,000 - Carner-Mason Settlement and Other Reimbursements;
- \$ 437,000 - Community Policing; and
- \$ 1,379,000 - Other Project Costs.

The cash balance as of September 30, 2004 is approximately \$31,624,000. This balance consisted of the following amounts:

- \$ 30,075,000 – Cash and Investment balance;
- \$ 803,000 – 1989 Bonds Sinking Fund Principal Account;
- \$ 709,000 – 1989 Bonds Sinking Debt Service Reserve Account; and
- \$ 37,000 – 1989 Bonds Sinking Fund Interest Account.

JMG:PDW:MIM:jar 

**SUMMARY OF
CASH BASIS TRANSACTIONS
FOR THE MONTH ENDED
SEPTEMBER 30, 2004**

Redevelopment Agency - South Pointe District
Summary of Cash Basis Transactions by Expenditure Type
Fiscal Years 1988 - 2004 (through September 30, 2004)

	Prior Years	FY 2004	Total Rev./Expend.
OPENING CASH/INVSTMT BALANCE	\$ 1,041,730	\$ 24,468,150	
REVENUE			
- Tax increment - City	35,587,488	8,158,214	\$ 43,745,702
- Tax increment - County	30,126,612	7,013,077	37,139,689
- Tax increment (Interest) - County	26,627	-	26,627
- Tax increment - Children's Trust	-	592,809	592,809
- Bond proceeds	6,860,000	-	6,860,000
- Cobb Partners - Closing Parcel 1, 2	5,187,944	-	5,187,944
- Marina rental income	2,812,907	159,888	2,972,795
- Interest income	2,668,675	363,396	3,032,071
- Loan from City	1,000,000	-	1,000,000
- Grants (Fla. Inland Navig.; shoreline restore.)	350,000	-	350,000
- Other Grants	-	5,000	5,000
- St. sales tax (receipt - income for pmt. to St)	174,653	15,892	190,545
- Daughters of Israel contrib.-reloc. Mikvah	28,000	-	28,000
- Consulting fee refund-Rahn S. Beach	27,026	-	27,026
- Olympus Hldg.-reimb. Portofino advertsg.	24,405	-	24,405
- Mendelson environ. reimb./refund	10,000	-	10,000
- Regosa Engineering refund - Marina	8,500	-	8,500
- Portofino DRI Payment from Greenberg T.	18,056	-	18,056
- Payment received from Greenberg T. for CMB	23,500	-	23,500
- Payment received from Olympus Holdings, Inc.	96,276	-	96,276
- Payment received from Marquesa, Inc.	2,000	-	2,000
- Cost of asbestos remediation reimb.-Cobb	5,800	-	5,800
- Miscellaneous income	4,719	-	4,719
- Galbut & Galbut contrib.-reloc. Mikvah	3,500	-	3,500
- Murano Two, Ltd-Cash Bond per Agreement	242,000	-	242,000
- Other (void ck; IRS refund; Am. Bonding)	41,666	14,824	56,490
Total Revenues	85,330,354	16,323,100	\$ 101,653,454
Expenditures			
Land acquisition	(9,444,065)	-	\$ (9,444,065)
Legal fees/costs	(6,724,780)	(330,452)	(7,055,232)
Professional services	(3,732,276)	(1,166,495)	(4,898,771)
Construction	(13,636,259)	(492,391)	(14,128,650)

Redevelopment Agency - South Pointe District
Summary of Cash Basis Transactions by Expenditure Type
Fiscal Years 1988 - 2004 (through September 30, 2004)

	Prior Years	FY 2004	Total Rev./Expend.
Utilities relocation	(1,873,213)	-	(1,873,213)
Environmental	(397,344)	-	(397,344)
Submerged land lease	(1,719,239)	(147,512)	(1,866,751)
Lease agreements	(2,433,437)	(4,429,934)	(6,863,371)
Miscellaneous	(2,148,965)	(6,117)	(2,155,082)
Property Taxes	(226,942)	(48,647)	(275,589)
Administration	(5,117,012)	(1,025,347)	(6,142,359)
Debt Service/loan repayment	(12,350,407)	(841,534)	(13,191,941)
Refund of Cash Bond	-	(242,000)	(242,000)
Miscellaneous Project Costs	(2,099,995)	-	(2,099,995)
Community Policing	-	(436,555)	(436,555)
	<u>(61,903,934)</u>	<u>(9,166,984)</u>	<u>\$ (71,070,918)</u>
ENDING CASH/INVSTMT. BALANCE	<u>\$ 24,468,150</u>	<u>\$ 31,624,266</u>	

Redevelopment Agency - South Pointe District
Summary of Cash Basis Transactions by Project
Fiscal Years 1988 - 2004 (through September 30, 2004)

	Prior Years	FY 2004	Total Rev./Expend.
OPENING CASH/INVSTMT BALANCE	\$ 1,041,730	\$ 24,468,150	
REVENUE			
- Tax increment - City	35,587,488	8,158,214	\$ 43,745,702
- Tax increment - County	30,126,612	7,013,077	37,139,689
- Tax increment (Interest) - County	26,627	-	26,627
- Tax increment - Children's Trust	-	592,809	592,809
- Bond proceeds	6,860,000	-	6,860,000
- Cobb Partners - Closing Parcel 1, 2	5,187,944	-	5,187,944
- Marina rental income	2,812,907	159,888	2,972,795
- Interest income	2,668,675	363,396	3,032,071
- Loan from City	1,000,000	-	1,000,000
- Grants (Fla. Inland Navig.; shoreline restore.)	350,000	-	350,000
- Other Grants	-	5,000	5,000
- St. sales tax (receipt - income for pmt. to St)	174,653	15,892	190,545
- Daughters of Israel contrib.-reloc. Mikvah	28,000	-	28,000
- Consulting fee refund-Rahn S. Beach	27,026	-	27,026
- Olympus Hldg.-reimb. Portofino advertsg.	24,405	-	24,405
- Mendelson environ. reimb./refund	10,000	-	10,000
- Regosa Engineering refund - Marina	8,500	-	8,500
- Portofino DRI Payment from Greenberg T.	18,056	-	18,056
- Payment received from Greenberg T. for CMB	23,500	-	23,500
- Payment received from Olympus Holdings, Inc.	96,276	-	96,276
- Payment received from Marquesa, Inc.	2,000	-	2,000
- Cost of asbestos remediation reimb.-Cobb	5,800	-	5,800
- Miscellaneous income	4,719	-	4,719
- Galbut & Galbut contrib.-reloc. Mikvah	3,500	-	3,500
- Murano Two, Ltd-Cash Bond per Agreement	242,000	-	242,000
- Other (void ck; IRS refund; Am. Bonding)	41,666	14,824	56,490
Total Revenues	85,330,354	16,323,100	\$ 101,653,454

EXPENDITURES

PROJECTS

Cobb/Courts	(15,608,223)	-	(15,608,223)
Marina	(5,573,542)	(152,140)	(5,725,682)

Redevelopment Agency - South Pointe District
Summary of Cash Basis Transactions by Project
Fiscal Years 1988 - 2004 (through September 30, 2004)

	Prior Years	FY 2004	Total Rev./Expend.
Portofino	(6,808,294)	(4,918,532)	(11,726,826)
South Pointe Streetscape	(8,325,661)	(1,042,365)	(9,368,026)
SSDI	(5,954,550)	(492,391)	(6,446,941)
Fifth St. Beautification	(300,000)	-	(300,000)
Beach Colony (l'scape/stscape/site imprvmt)	(80,912)	-	(80,912)
Marriott	(53,061)	-	(53,061)
Washington Ave.	(468,669)	(463)	(469,132)
Design guidelines	(43,708)	-	(43,708)
MBTMA/Mobility	(32,225)	-	(32,225)
S. Pointe Zoning	(20,819)	-	(20,819)
Alaska Baywalk	(38,876)	(41,892)	(80,768)
Victory/Community Gardens	(27,083)	(128,878)	(155,961)
Washington Park	-	(625)	(625)
Water/Sewer Pump Station Upgrade	-	(47,583)	(47,583)
Flamingo S. Bid A R.O.W.	-	(31,479)	(31,479)
Potamkin Project	-	(7,200)	(7,200)
Miscellaneous	(56,159)	-	(56,159)
Total Projects	(43,391,782)	(6,863,548)	(50,255,330)
<u>ADMINISTRATIVE</u>	(5,117,012)	(1,025,347)	(6,142,359)
<u>DEBT SERVICE/LOAN REPAYMENT</u>	(12,350,407)	(841,534)	(13,191,941)
<u>MISCELLANEOUS</u>			
Carner Mason settlement	(946,163)	-	(946,163)
City of Miami Beach (reimburse water main)	(74,067)	-	(74,067)
Miscellaneous	(24,503)	-	(24,503)
	(1,044,733)	-	(1,044,733)
<u>COMMUNITY POLICING</u>	-	(436,555)	(436,555)
TOTAL EXPENDITURES	(61,903,934)	(9,166,984)	\$ (71,070,918)
ENDING CASH/INVSTMT. BALANCE	\$ 24,468,150	\$ 31,624,266	

**CHECK & WIRE TRANSFER
REGISTER**

SORTED BY

**PROJECT & TYPE OF
EXPENDITURE**

**FOR THE MONTH ENDED
SEPTEMBER 30, 2004**

Redevelopment Agency - South Pointe District
Check & Wire Transfer Register by Project & Type of Expense
Fiscal Year 2004 (through September 30, 2004)

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
6162	01/15/04	***Void***	0.00		Administration
6245	05/03/04	***Void***	0.00		Administration
6262	06/03/04	***Void***	0.00		Administration
6296	07/12/04	***Void***	0.00		Administration
6352	09/21/04	***Void***	0.00		Administration
			<u>0.00</u>		
6104	10/16/03	Anna Parekh	91.65	Miscellaneous-telephone	Administration
6116	10/27/03	International Council Of Shopping Centers	135.00	Registration Fee	Administration
6125	11/12/03	International Council Of Shopping Centers	260.00	Registration Fee	Administration
6132	11/21/03	International Council Of Shopping Centers	30.00	Registration Fee	Administration
6158	01/12/04	Department of Community Affairs	200.00	Annual Special District Fee	Administration
6159	01/12/04	Anna Parekh	81.76	Miscellaneous-telephone	Administration
6175	01/30/04	Iron Mountain	83.18	Miscellaneous-storage	Administration
6180	02/03/04	Federal Express	16.67	Miscellaneous-courier	Administration
6183	02/10/04	City of Miami Beach	288.00	Miscellaneous-trip	Administration
6185	02/12/04	Iron Mountain	41.59	Miscellaneous-storage	Administration
6193	02/27/04	Toshiba Business Solution	192.88	Miscellaneous-copier usage	Administration
6206	03/11/04	Toshiba Business Solution	192.88	Miscellaneous-copier usage	Administration
6210	03/15/04	Rockhurst Continuing Ed	69.50	Miscellaneous-Training	Administration
6215	03/23/04	Toshiba Business Solution	192.89	Miscellaneous-copier usage	Administration
6242	04/29/04	Juan Rodriguez	117.50	Miscellaneous-Training	Administration
6246	05/03/04	Berkowitz Development Group, Inc.	1,616.80	Miscellaneous-Travel Expenses/Potamkin	Administration
6257	05/26/04	T-Square Express	103.82	Miscellaneous-Maps	Administration
6269	06/09/04	Iron Mountain	43.06	Miscellaneous-storage	Administration
6287	06/23/04	Kevin Crowder	219.14	Miscellaneous-Travel Expenses/FL RDA	Administration
6295	07/12/04	City of Miami Beach	89.67	Reimb CMB-MBIA Investment Svcs	Administration
6318	08/24/04	City of Miami Beach	873.45	Reimb CMB-MBIA Investment Svcs	Administration
6319	08/24/04	City of Miami Beach	872.98	Reimb CMB-MBIA Investment Svcs	Administration
6320	08/24/04	City of Miami Beach	960.90	Reimb CMB-MBIA Investment Svcs	Administration
6328	08/24/04	Iron Mountain	43.06	Miscellaneous-storage	Administration
			<u>6,816.38</u>		
6110	10/23/03	Corporate Express	60.00	Office Supplies	Administration
6126	11/14/03	Corporate Express	66.21	Office Supplies	Administration
6128	11/14/03	Corporate Express	20.04	Office Supplies	Administration
6165	01/15/04	Corporate Express	27.15	Office Supplies	Administration
6182	02/10/04	Corporate Express	168.59	Office Supplies	Administration
6191	02/25/04	Corporate Express	13.98	Office Supplies	Administration
6200	03/09/04	Tampa Envelope Mfg. & Paper Co., Inc.	53.75	Office Supplies	Administration
6209	03/15/04	Corporate Express	241.07	Office Supplies	Administration
6211	03/23/04	Corporate Express	10.48	Office Supplies	Administration
6218	03/29/04	Corporate Express	23.42	Office Supplies	Administration
6228	04/02/04	Corporate Express	116.77	Office Supplies	Administration
6241	04/22/04	Corporate Express	17.22	Office Supplies	Administration
6243	04/30/04	Corporate Express	52.64	Office Supplies	Administration
6250	05/10/04	Corporate Express	38.40	Office Supplies	Administration
6261	06/03/04	Corporate Express	81.01	Office Supplies	Administration
6268	06/07/04	Corporate Express	80.24	Office Supplies	Administration
6285	06/17/04	Corporate Express	188.21	Office Supplies	Administration
6297	07/12/04	Corporate Express	66.36	Office Supplies	Administration
6301	07/16/04	Corporate Express	60.77	Office Supplies	Administration
6306	07/26/04	Corporate Express	25.36	Office Supplies	Administration
6312	07/30/04	Corporate Express	77.05	Office Supplies	Administration
6326	08/24/04	Corporate Express	676.26	Office Supplies	Administration
6349	09/21/04	Corporate Express	240.00	Office Supplies	Administration
6358	09/28/04	Corporate Express	8.47	Office Supplies	Administration
6366	09/30/04	Corporate Express	36.55	Office Supplies	Administration
			<u>2,450.00</u>		
Wire	10/15/03	Florida Department of Revenue	299.79	Sales Tax	Administration
Wire	11/18/03	Florida Department of Revenue	682.50	Sales Tax	Administration
Wire	12/18/03	Florida Department of Revenue	682.50	Sales Tax	Administration
Wire	01/20/04	Florida Department of Revenue	682.50	Sales Tax	Administration
Wire	03/03/04	Florida Department of Revenue	682.50	Sales Tax	Administration
Wire	03/18/04	Florida Department of Revenue	682.50	Sales Tax	Administration
Wire	04/19/04	Florida Department of Revenue	682.50	Sales Tax	Administration
Wire	04/28/04	Florida Department of Revenue	34.13	Sales Tax	Administration

Redevelopment Agency - South Pointe District
Check & Wire Transfer Register by Project & Type of Expense
Fiscal Year 2004 (through September 30, 2004)

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
Wire	05/19/04	Florida Department of Revenue	8,126.89	Sales Tax	Administration
Wire	06/18/04	Florida Department of Revenue	716.56	Sales Tax	Administration
Wire	07/16/04	Florida Department of Revenue	682.50	Sales Tax	Administration
Wire	08/18/04	Florida Department of Revenue	682.50	Sales Tax	Administration
Wire	09/17/04	Florida Department of Revenue	682.50	Sales Tax	Administration
			<u>15,319.87</u>		
6139	12/11/03	City of Miami Beach	131.37	Mailing	Administration
6201	03/09/04	City of Miami Beach	197.91	Mailing	Administration
6239	04/21/04	City of Miami Beach	85.15	Mailing	Administration
6270	06/09/04	City of Miami Beach	9.78	Mailing	Administration
6282	06/15/04	City of Miami Beach	81.88	Mailing	Administration
6321	08/24/04	City of Miami Beach	89.92	Mailing	Administration
			<u>596.01</u>		
6139	12/11/03	City of Miami Beach	200.91	Printing	Administration
6201	03/09/04	City of Miami Beach	160.06	Printing	Administration
6282	06/15/04	City of Miami Beach	20.00	Printing	Administration
6321	08/24/04	City of Miami Beach	19.22	Printing	Administration
			<u>400.19</u>		
6095	10/10/03	David Wood Temporaries	137.56	Prof. Services/Temp. Labor	Administration
6102	10/16/03	David Wood Temporaries	152.65	Prof. Services/Temp. Labor	Administration
6108	10/23/03	KPMG, LLP	5,000.00	Prof. Services/Audit	Administration
6117	10/27/03	David Wood Temporaries	159.75	Prof. Services/Temp. Labor	Administration
6121	11/06/03	David Wood Temporaries	196.43	Prof. Services/Temp. Labor	Administration
6122	11/06/03	David Wood Temporaries	196.43	Prof. Services/Temp. Labor	Administration
6129	11/14/03	David Wood Temporaries	137.27	Prof. Services/Temp. Labor	Administration
6130	11/19/03	David Wood Temporaries	188.15	Prof. Services/Temp. Labor	Administration
6133	11/26/03	David Wood Temporaries	157.39	Prof. Services/Temp. Labor	Administration
6137	12/04/03	David Wood Temporaries	157.38	Prof. Services/Temp. Labor	Administration
6141	12/11/03	David Wood Temporaries	157.98	Prof. Services/Temp. Labor	Administration
6142	12/11/03	David Wood Temporaries	640.17	Prof. Services/Temp. Labor	Administration
6146	12/17/03	David Wood Temporaries	239.63	Prof. Services/Temp. Labor	Administration
6150	12/31/03	David Wood Temporaries	246.73	Prof. Services/Temp. Labor	Administration
6177	01/30/04	Squire, Sanders & Dempsey, LLP	760.46	Prof. Services - Legal	Administration
6187	02/17/04	David Wood Temporaries	124.55	Prof. Services/Temp. Labor	Administration
6199	03/09/04	KPMG, LLP	5,000.00	Prof. Services/Audit	Administration
6235	04/13/04	KPMG, LLP	3,250.00	Prof. Services/Audit	Administration
6313	08/10/04	City of Miami Beach	6,529.72	Reimb CMB for RDA salaries	Administration
6335	08/31/04	Tew Cardenas LLP	38,660.50	Prof. Services - Legal	Administration
6346	09/21/04	City of Miami Beach	129,807.00	Administrative Fee per Interlocal Agreement	Administration
6350	09/21/04	Miami Dade County	105,641.00	Administrative Fee per Interlocal Agreement	Administration
6353	09/21/04	The Children's Trust	592,809.00	Per Interlocal Agreement	Administration
6365	09/30/04	City of Miami Beach	2,499.96	Reimb CMB:Rutledge, Ecenia, Purnell, & Hoffr	Administration
			<u>892,849.71</u>		
Wire	10/17/03	Miami Beach Redevelopment Agency	18,393,283.00	Transfer to Fiduciary Trust Int'l for Investment	Administration
Wire	04/27/04	Miami Beach Redevelopment Agency	12,707,246.73	Transfer to Fiduciary Trust Int'l for Investment	Administration
			<u>31,100,529.73</u>	Purposes.	
Wire	11/03/03	Fiduciary Trust International	10,729.57	Accrued interest on investment purchase	Administration
Wire	11/10/03	Fiduciary Trust International	17,837.05	Accrued interest on investment purchase	Administration
Wire	12/02/03	Fiduciary Trust International	163.93	Accrued interest on investment purchase	Administration
Wire	01/30/04	Fiduciary Trust International	19,313.86	Accrued interest on investment purchase	Administration
Wire	04/30/04	Fiduciary Trust International	56,762.39	Accrued interest on investment purchase	Administration
Wire	05/07/04	Fiduciary Trust International	556.38	Accrued interest on investment purchase	Administration
Wire	06/10/04	Fiduciary Trust International	512.30	Accrued interest on investment purchase	Administration
Wire	08/03/04	Fiduciary Trust International	1,039.40	Accrued interest on investment purchase	Administration
			<u>106,914.88</u>		
TOTAL ADMINISTRATION			32,125,876.77		
6227	04/02/04	Palmetto Motorsports	11,438.74	Two Kawasaki ATVs	Community Policing
6254	05/24/04	Florida Graffiti Control, Inc.	750.00	Graffiti Control	Community Policing
6258	05/26/04	Law Enforcement Supply	1,430.42	Equip for ATVs	Community Policing
6271	06/09/04	Florida Graffiti Control, Inc.	750.00	Graffiti Control	Community Policing

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Check #	Date	Payee	Amount	Type of Expense	Project or N/A
6273	06/09/04	Duval Ford	19,527.00	Ford Crown Victoria	Community Policing
6274	06/09/04	Duval Ford	19,527.00	Ford Crown Victoria	Community Policing
6275	06/09/04	Duval Ford	19,527.00	Ford Crown Victoria	Community Policing
6276	06/09/04	Duval Ford	19,527.00	Ford Crown Victoria	Community Policing
6277	06/09/04	Duval Ford	19,527.00	Ford Crown Victoria	Community Policing
6278	06/09/04	Duval Ford	19,527.00	Ford Crown Victoria	Community Policing
6280	06/15/04	City of Miami Beach	377.46	May 2004 Fleet Mgt Chargebacks	Community Policing
6283	06/16/04	City of Miami Beach	39,598.30	Salary Reimbursements	Community Policing
6286	06/17/04	Law Enforcement Supply	195.00	Window Tinting	Community Policing
6289	06/23/04	Corporate Express	9.43	Office Supplies	Community Policing
6300	07/16/04	City of Miami Beach	26,293.65	Salary Reimbursements	Community Policing
6302	07/16/04	Florida Graffiti Control, Inc.	750.00	Graffiti Control	Community Policing
6303	07/16/04	Miami Beach Bicycle	850.00	Trek Bicycle	Community Policing
6304	07/20/04	City of Miami Beach	20.00	Reimb CMB-Comm Pol Petty Cash	Community Policing
6305	07/22/04	Nextel Communications	281.33	Cell Phone	Community Policing
6322	08/24/04	City of Miami Beach	16.00	Central Svc - Printing	Community Policing
6323	08/24/04	City of Miami Beach	3,090.55	June 2004 Fleet Mgt Chargebacks	Community Policing
6324	08/24/04	City of Miami Beach	2,373.96	July 2004 Fleet Mgt Chargebacks	Community Policing
6325	08/24/04	City of Miami Beach	47,070.88	Salary Reimbursements	Community Policing
6331	08/31/04	City of Miami Beach	71.89	Reimb CMB-Travel	Community Policing
6332	08/31/04	City of Miami Beach	157.68	Reimb CMB-Travel	Community Policing
6333	08/31/04	City of Miami Beach	45.80	Reimb CMB-Corporate Express	Community Policing
6334	08/31/04	Motorola	23,290.50	6 two -way radios	Community Policing
6337	09/13/04	ASE Telecom & Data, Inc.	2,972.00	Installation of Calbling Outlets	Community Policing
6338	09/13/04	Florida Graffiti Control, Inc.	1,500.00	Graffiti Control	Community Policing
6340	09/13/04	Kustom Signals Inc.	35,951.50	Police Equipment	Community Policing
6341	09/13/04	Miami Beach Bicycle	6,108.50	Trek Bicycles	Community Policing
6343	09/13/04	Nextel Communications	56.19	Cell Phone	Community Policing
6349	09/21/04	Corporate Express	34.30	Office Supplies	Community Policing
6355	09/28/04	City of Miami Beach	52,203.56	Code Compliance	Community Policing
6356	09/28/04	City of Miami Beach	7,803.00	August 2004 Fleet Mgt Chargebacks	Community Policing
6357	09/28/04	City of Miami Beach	34,921.62	Salary Reimbursements	Community Policing
6358	09/28/04	Corporate Express	1,002.02	Office Supplies	Community Policing
6361	09/28/04	Nextel Communications	53.56	Cell Phone	Community Policing
6362	09/28/04	Siemens Information & Comm	711.50	Rollphone 624 w/Speaker	Community Policing
6364	09/30/04	Advanced Public Safety	13,245.00	Computer Equipment	Community Policing
6366	09/30/04	Corporate Express	69.99	Office Supplies	Community Policing
6367	09/30/04	David De La Espriella	328.12	Reimb - Travel	Community Policing
6368	09/30/04	Florida Graffiti Control, Inc.	750.00	Graffiti Control	Community Policing
6369	09/30/04	Insight Public Sector	1,882.59	6 Cameras & Case Shipping	Community Policing
6370	09/30/04	Miami Beach Bicycle	375.00	Bike Rack	Community Policing
6371	09/30/04	NICP	400.00	Training	Community Policing
6372	09/30/04	Office of the Attorney General	125.00	Training	Community Policing
6374	09/30/04	Insight Public Sector	37.50	6 Camera cases	Community Policing
			<u>436,554.54</u>		
TOTAL COMMUNITY POLICING			436,554.54		
Wire	01/28/04	Wachovia Bank	868,580.31	Tranfer for 6/04 & 12/04 D.S. (from GF)	Debt Service Funding
			<u>868,580.31</u>		
Wire	12/01/03	Wachovia Bank	735,000.00	Debt Service Payment-Principal	Debt Service Payment
Wire	12/01/03	Wachovia Bank	70,034.38	Debt Service Payment-Interest	Debt Service Payment
Wire	06/01/04	Wachovia Bank	36,500.00	Debt Service Payment-Interest	Debt Service Payment
			<u>841,534.38</u>		
TOTAL DEBT SERVICE			1,710,114.69		
6216	03/26/04	Dept of Environmental Protection	147,511.58	Submerged Land Lease	Marina
			<u>147,511.58</u>		
6147	12/19/03	Florida Power & Light	2,129.72	Utilities - Parking Garage	Marina
6156	01/09/04	Florida Power & Light	302.79	Utilities - Parking Garage	Marina
6186	02/12/04	Florida Power & Light	365.31	Utilities - Parking Garage	Marina
6205	03/11/04	Florida Power & Light	360.50	Utilities - Parking Garage	Marina

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6248	05/10/04	Florida Power & Light	269.64	Utilities - Parking Garage	Marina
6279	06/09/04	Florida Power & Light	289.74	Utilities - Parking Garage	Marina
6298	07/12/04	Florida Power & Light	322.91	Utilities - Parking Garage	Marina
6314	08/10/04	Florida Power & Light	300.55	Utilities - Parking Garage	Marina
6339	09/13/04	Florida Power & Light	287.05	Utilities - Parking Garage	Marina
			<u>4,628.21</u>		
TOTAL MARINA			152,139.79		
6105	10/23/03	Jorden Burt Boros Cicchetti Berenson & Johnson LLI	702.60	Legal Fees	Portofino
6106	10/23/03	Jorden Burt Boros Cicchetti Berenson & Johnson LLI	5,650.09	Legal Fees	Portofino
6144	12/17/03	Jorden Burt Boros Cicchetti Berenson & Johnson LLI	1,926.91	Legal Fees	Portofino
6145	12/17/03	Jorden Burt Boros Cicchetti Berenson & Johnson LLI	2,944.25	Legal Fees	Portofino
6163	01/15/04	Jorden Burt Boros Cicchetti Berenson & Johnson LLI	435.85	Legal Fees	Portofino
6164	01/15/04	Jorden Burt Boros Cicchetti Berenson & Johnson LLI	2,164.84	Legal Fees	Portofino
6166	01/20/04	Jorden Burt Boros Cicchetti Berenson & Johnson LLI	2,843.34	Legal Fees	Portofino
6189	02/25/04	Jorden Burt LLP	6,651.25	Legal Fees	Portofino
6190	02/25/04	Akerman Senterfitt	1,364.51	Legal Fees	Portofino
6194	02/27/04	Jorden Burt LLP	3,449.18	Legal Fees	Portofino
6217	03/29/04	Steel Hector & Davis	150.00	Legal Fees	Portofino
6229	04/02/04	Akerman Senterfitt	1,518.86	Legal Fees	Portofino
6233	04/08/04	Jorden Burt, LLP	444.63	Legal Fees	Portofino
6252	05/12/04	Jorden Burt LLP	355.50	Legal Fees	Portofino
6264	06/03/04	Jorden Burt, LLP	102,471.67	Legal Fees	Portofino
6265	06/03/04	Jorden Burt, LLP	9,185.84	Legal Fees	Portofino
6290	06/30/04	Jorden Burt, LLP	623.59	Legal Fees	Portofino
6284	06/16/04	City of Miami Beach	25,925.00	Reimb. CMB for legal fees	Portofino
6315	08/10/04	Jorden Burt, LLP	1,564.82	Legal Fees	Portofino
6360	09/28/04	Jorden Burt, LLP	7,129.13	Legal Fees	Portofino
			<u>177,501.86</u>		
6123	11/06/03	Miami-Dade County Tax Collector	23,559.88	Ad Valorem Prop. Tax - Murano	Portofino
6124	11/06/03	Miami-Dade County Tax Collector	25,086.93	Ad Valorem Prop. Tax - Yacht Club	Portofino
			<u>48,646.81</u>		
6091	10/06/03	Hazen & Sawyer, P.C.	5,091.56	Prof. Mgmt. Service - Murano	Portofino
6109	10/23/03	Hazen & Sawyer, P.C.	9,491.05	Prof. Mgmt. Service - Murano	Portofino
6131	11/21/03	Hazen & Sawyer, P.C.	2,968.73	Prof. Mgmt. Service - Murano	Portofino
6160	01/12/04	Hazen & Sawyer, P.C.	843.02	Prof. Mgmt. Service - Murano	Portofino
6174	01/03/04	Hazen & Sawyer, P.C.	1,143.14	Prof. Mgmt. Service - Murano	Portofino
6222	03/30/04	Hazen & Sawyer, P.C.	910.29	Prof. Mgmt. Service - Murano	Portofino
			<u>20,447.79</u>		
6101	10/15/03	Murano Two, Ltd.	352,405.38	Murano Grande-Phase I (SSDI-North)	Portofino
6140	12/11/03	Murano Two, Ltd.	131,343.43	Murano Grande-Phase I (SSDI-North)	Portofino
6148	12/19/03	Murano Two, Ltd.	8,642.18	Murano Grande-Phase I (SSDI-North)	Portofino
6196	03/04/04	Murano Two, Ltd.	1,844,256.00	Murano Grande (137 Parking Spaces)	Portofino
6197	03/04/04	Murano Two, Ltd.	101.00	Murano Grande (101-Year Lease)	Portofino
6230	04/05/04	Murano Two, Ltd.	242,000.00	Refund of Cash Bond	Portofino
6342	09/13/04	Murano Three, Ltd.	2,585,375.00	ICON (206 Parking Spaces)	Portofino
6351	09/21/04	Murano Three, Ltd.	101.00	ICON (101-Year Lease)	Portofino
			<u>5,164,223.99</u>		
6212	03/23/04	Yacht Club At Portofino	101.00	Yacht Club (101-Year Lease)	Portofino
			<u>101.00</u>		
TOTAL PORTOFINO			5,410,921.45		
6087	10/06/03	Siegfried, Rivera, Lerner, De La Torre & Sobel	12,629.50	Legal Fees	S. Pointe Streetscape
6088	10/06/03	Siegfried, Rivera, Lerner, De La Torre & Sobel	14,084.69	Legal Fees	S. Pointe Streetscape
6089	10/06/03	Siegfried, Rivera, Lerner, De La Torre & Sobel	23,503.66	Legal Fees	S. Pointe Streetscape
6090	10/06/03	Siegfried, Rivera, Lerner, De La Torre & Sobel	9,852.25	Legal Fees	S. Pointe Streetscape
6093	10/07/03	Siegfried, Rivera, Lerner, De La Torre & Sobel	7,712.54	Legal Fees	S. Pointe Streetscape
6118	10/27/03	Siegfried, Rivera, Lerner, De La Torre & Sobel	10,622.12	Legal Fees	S. Pointe Streetscape
6135	12/04/03	Siegfried, Rivera, Lerner, De La Torre & Sobel	2,619.20	Legal Fees	S. Pointe Streetscape
6151	12/31/03	Siegfried, Rivera, Lerner, De La Torre & Sobel	110.69	Legal Fees	S. Pointe Streetscape

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6224	04/02/04	Siegfried, Rivera, Lerner, De La Torre & Sobel	9,888.78	Legal Fees	S. Pointe Streetscape
6225	04/02/04	Siegfried, Rivera, Lerner, De La Torre & Sobel	14,484.18	Legal Fees	S. Pointe Streetscape
6226	04/02/04	Siegfried, Rivera, Lerner, De La Torre & Sobel	3,005.22	Legal Fees	S. Pointe Streetscape
6299	07/12/04	Siegfried, Rivera, Lerner, De La Torre & Sobel	239.30	Legal Fees	S. Pointe Streetscape
6316	08/10/04	Siegfried, Rivera, Lerner, De La Torre & Sobel	2,778.25	Legal Fees	S. Pointe Streetscape
6329	08/24/04	Siegfried, Rivera, Lerner, De La Torre & Sobel	31,239.00	Legal Fees	S. Pointe Streetscape
6344	09/13/04	Siegfried, Rivera, Lerner, De La Torre & Sobel	10,180.29	Legal Fees	S. Pointe Streetscape
			<u>152,949.67</u>		
6172	01/28/04	AAA Automated Door Repair, Inc.	1,489.00	Miscellaneous (Installation of Security Gate)	S. Pointe Streetscape
			<u>1,489.00</u>		
6092	10/07/03	City of Miami Beach	100,000.00	Reimb. CMB Art in Public Places (AIPP)	S. Pointe Streetscape
6094	10/07/03	Wolfberg Alvarez	7,915.80	Professional Services-SP Street Ph. 2	S. Pointe Streetscape
6096	10/10/03	Wolfberg Alvarez	818.36	Professional Services-SP Street Ph. 2	S. Pointe Streetscape
6111	10/27/03	Hazen & Sawyer, P.C.	1,570.92	Professional Mgmt. Services	S. Pointe Streetscape
6112	10/27/03	Hazen & Sawyer, P.C.	1,540.41	Professional Mgmt. Services	S. Pointe Streetscape
6113	10/27/03	Hazen & Sawyer, P.C.	2,019.96	Professional Mgmt. Services	S. Pointe Streetscape
6114	10/27/03	Hazen & Sawyer, P.C.	634.42	Professional Mgmt. Services	S. Pointe Streetscape
6115	10/27/03	Hazen & Sawyer, P.C.	241.18	Professional Mgmt. Services	S. Pointe Streetscape
6134	11/26/03	Wolfberg Alvarez	3,430.21	Professional Services-SP Street Ph. 2	S. Pointe Streetscape
6157	01/12/04	Hazen & Sawyer, P.C.	3,189.54	Professional Mgmt. Services	S. Pointe Streetscape
6181	02/10/04	Hazen & Sawyer, P.C.	1,743.74	Professional Mgmt. Services	S. Pointe Streetscape
6202	03/09/04	Hazen & Sawyer, P.C.	2,847.05	Professional Mgmt. Services	S. Pointe Streetscape
6219	03/30/04	Wolfberg Alvarez	5,287.93	Professional Services-SP Street Ph. 2	S. Pointe Streetscape
6231	04/05/04	City of Miami Beach	280,728.05	2003 Construction Mgt/CMB CIP	S. Pointe Streetscape
6232	04/05/04	City of Miami Beach	125,867.18	Reimb. CMB for Hazen & Sawyer Ph.1-5	S. Pointe Streetscape
6234	04/12/04	City of Miami Beach	65,050.84	Reimb. CMB for Hazen & Sawyer Ph.1-5	S. Pointe Streetscape
6248	05/10/04	Hazen & Sawyer, P.C.	623.75	Professional Mgmt. Services	S. Pointe Streetscape
6249	05/10/04	Wolfberg Alvarez	11,196.11	Professional Services-SP Street Ph. 2	S. Pointe Streetscape
6260	06/01/04	Wolfberg Alvarez	9,350.17	Professional Services-SP Street Ph. 2	S. Pointe Streetscape
6267	06/03/04	City of Miami Beach	41,538.01	Reimb. CMB for Hazen & Sawyer Ph.1-5	S. Pointe Streetscape
6291	07/07/04	City of Miami Beach	34,513.45	Reimb. CMB for Hazen & Sawyer Ph.1-5	S. Pointe Streetscape
6292	07/07/04	Wolfberg Alvarez	12,486.97	Professional Services-SP Street Ph. 2	S. Pointe Streetscape
6294	07/12/04	City of Miami Beach	31,683.24	Reimb. CMB for Hazen & Sawyer Ph.1-5	S. Pointe Streetscape
6311	07/30/04	Wolfberg Alvarez	13,858.21	Professional Services-SP Street Ph. 2	S. Pointe Streetscape
6330	08/24/04	Wolfberg Alvarez	22,335.47	Professional Services-SP Street Ph. 2	S. Pointe Streetscape
6347	09/21/04	City of Miami Beach	37,180.95	Reimb. CMB for Hazen & Sawyer Ph.1-5	S. Pointe Streetscape
6348	09/21/04	City of Miami Beach	30,460.81	Reimb. CMB for Hazen & Sawyer Ph.1-5	S. Pointe Streetscape
			<u>848,112.73</u>		
TOTAL S. POINTE STREETScape			1,002,551.40		
6231	04/05/04	City of Miami Beach	39,815.00	2003 Construction Mgt/CMB CIP	S. Pointe Park
			<u>39,815.00</u>		S. Pointe Park
TOTAL S. POINTE PARK			39,815.00		
6231	04/05/04	City of Miami Beach	625.00	2003 Construction Mgt/CMB CIP	Washington Park
			<u>625.00</u>		
TOTAL WASHINGTON PARK			625.00		
6232	04/05/04	City of Miami Beach	460.35	Reimb. CMB for Hazen & Sawyer	Washington Avenue
6234	04/12/04	City of Miami Beach	2.65	Reimb. CMB for Hazen & Sawyer	Washington Avenue
			<u>463.00</u>		
TOTAL WASHINGTON AVENUE			463.00		
6107	10/23/03	The Gordian Group, Inc.	3,421.38	Professional Services	Sixth St. Streetscape
6171	01/20/04	Carivon Construction Co.	20,749.79	Professional Services	Victory Gardens
6184	02/10/04	Andrew Reid	6,385.00	Professional Services	Victory Gardens

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6203	03/09/04	EDAW, Inc.	300.00	Professional Services	Victory Gardens
6204	03/11/04	Carivon Construction Co.	33,406.46	Construction Services	Victory Gardens
6213	03/23/04	City of Miami Beach	2,893.38	Reimb CMB:Carivon Construction	Victory Gardens
6214	03/23/04	City of Miami Beach	985.00	Reimb CMB:Water Meter	Victory Gardens
6231	04/05/04	City of Miami Beach	2,174.00	2003 Construction Mgt/CMB CIP	Victory Gardens
6253	05/14/04	The Gordian Group, Inc.	145.06	Licensing Fees	Victory Gardens
6263	06/03/04	Coastal Systems International, Inc.	1,020.15	Professional Services	Victory Gardens
6266	06/03/04	Carivon Construction Co.	37,444.73	Professional Services	Victory Gardens
6281	06/15/04	Carivon Construction Co.	710.67	Professional Services	Victory Gardens
6308	07/30/04	Andrew Reid	16,335.00	Professional Services	Victory Gardens
6309	07/30/04	Coastal Systems International, Inc.	2,907.89	Professional Services	Victory Gardens
			<u>128,878.51</u>		
TOTAL VICTORY GARDENS			128,878.51		
6097	10/14/03	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6099	10/14/03	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6100	10/14/03	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6103	10/16/03	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6119	11/04/03	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6120	11/04/03	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6127	11/14/03	Armor Security, Inc.	1,374.24	Security Services	Alaska Baywalk
6136	12/04/03	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6138	12/11/03	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6143	12/11/03	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6149	12/31/03	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6152	01/09/04	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6153	01/09/04	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6154	01/09/04	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6155	01/09/04	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6173	01/28/04	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6178	01/30/04	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6179	02/03/04	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6188	02/17/04	Armor Security, Inc.	1,374.24	Security Services	Alaska Baywalk
6195	02/27/04	Armor Security, Inc.	1,374.24	Security Services	Alaska Baywalk
6198	03/09/04	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6208	03/15/04	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6221	03/30/04	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6223	03/30/04	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6236	04/13/04	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6237	04/13/04	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6238	04/13/04	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6244	04/30/04	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6251	05/10/04	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6255	05/26/04	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6256	05/26/04	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6259	05/26/04	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6272	06/09/04	Armor Security, Inc.	1,374.24	Security Services	Alaska Baywalk
6288	06/23/04	Armor Security, Inc.	1,374.24	Security Services	Alaska Baywalk
6293	07/12/04	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6307	07/30/04	Armor Security, Inc.	2,748.48	Security Services	Alaska Baywalk
6317	08/24/04	Armor Security, Inc.	1,361.97	Security Services	Alaska Baywalk
6336	09/13/04	Armor Security, Inc.	2,748.48	Security Services	Alaska Baywalk
6345	09/21/04	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6354	09/28/04	Armor Security, Inc.	392.64	Security Services	Alaska Baywalk
6363	09/30/04	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
			<u>36,110.61</u>		
6098	10/14/03	Country Bills Lawn Maintenance	480.00	Service Contract	Alaska Baywalk
6167	01/20/04	Country Bills Lawn Maintenance	384.00	Service Contract	Alaska Baywalk
6168	01/20/04	Country Bills Lawn Maintenance	384.00	Service Contract	Alaska Baywalk
6169	01/20/04	Country Bills Lawn Maintenance	480.00	Service Contract	Alaska Baywalk
6170	01/20/04	Country Bills Lawn Maintenance	384.00	Service Contract	Alaska Baywalk
6207	03/15/04	Country Bills Lawn Maintenance	384.00	Service Contract	Alaska Baywalk
6220	03/30/04	Country Bills Lawn Maintenance	480.00	Service Contract	Alaska Baywalk

Redevelopment Agency - South Pointe District
Check & Wire Transfer Register by Project & Type of Expense
Fiscal Year 2004 (through September 30, 2004)

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
6240	04/21/04	Country Bills Lawn Maintenance	384.00	Service Contract	Alaska Baywalk
6310	07/30/04	Country Bills Lawn Maintenance	384.00	Service Contract	Alaska Baywalk
6327	08/24/04	Country Bills Lawn Maintenance	864.00	Service Contract	Alaska Baywalk
6359	09/28/04	Country Bills Lawn Maintenance	864.00	Service Contract	Alaska Baywalk
			<u>5,472.00</u>		
6192	02/26/04	Delta Fountains	309.35	Fountain replacements parts	Alaska Baywalk
			<u>309.35</u>		
TOTAL ALASKA BAYWALK			41,891.96		
6231	04/05/04	City of Miami Beach	47,583.00	2003 Construction Mgt/CMB CIP	Pump Station Upgrade:
			<u>47,583.00</u>		
TOTAL WATER/SEWER PUMP STATION UPGRADE			47,583.00		
6231	04/05/04	City of Miami Beach	28,192.00	2003 Construction Mgt/CMB CIP	Flamingo S. Bid A/ROV
6232	04/05/04	City of Miami Beach	3,287.29	Reimb. CMB for Hazen & Sawyer	Flamingo S. Bid A/ROV
			<u>31,479.29</u>		
TOTAL FLAMINGO S. BID A/R.O.W.			31,479.29		
6373	09/30/04	URS Corporation	7,200.00	Professional Service	Potamkin Project
			<u>7,200.00</u>		
TOTAL POTAMKIN PROJECT			7,200.00		
REPORT TOTAL			<u>\$ 41,136,094.40</u>		

RECONCILIATION OF CASH

FOR THE MONTH ENDED

SEPTEMBER 30, 2004

Miami Beach Redevelopment Agency - South Pointe District
Reconciliation of Cash
Fiscal Year 2004 (through September 30, 2004)

Cash & investments balance - 10/1/2003	\$ 24,468,150
TIF Revenue - City of Miami Beach	8,158,214
TIF Revenue - Miami-Dade County	7,013,077
TIF Revenue - Children's Trust	592,809
Marina rental income	159,888
Interest income	363,396
Other grants	5,000
State sales tax payments-amount received with Marina rental income, but not included in income above	15,892
Murano Two, Ltd - Cash Bond per Agreement	-
Miscellaneous revenue	14,824
Debt service payments	(841,534)
Disbursements	<u>(8,325,450)</u>
Cash & investments balance - 09/30/04 - per reconciliation	<u>\$ 31,624,266</u>
Cash & investments balance - per financial statements	<u>\$ 31,624,266</u>

ATTACHMENT “A”

**SUMMARY OF MAJOR
PROJECTS**

REDEVELOPMENT PROJECTS (Planned and/or Underway)

South Pointe Projects:

Project

Status - as of 10/11/04

Courts and Cosmopolitan Project (Formerly the Courts of South Beach)

A Mediterranean town-house development located between First and Second Streets and between Alton Road and Washington Avenue. The project is the subject of a Development Agreement, executed by the RDA in 1989. Phases I, II, III and V, made up of residential and commercial are complete. Phase IV, consisting of 231 residential units and 10 commercial units is expected nearing completion.

In conformance with the original Development Agreement, the developer completed construction of a Piazza/bus station shelter located on Alton Rd. at 2nd Street which includes landscaping and pavers. Additionally, the developer has commenced streetscape improvements to be constructed from Meridian to Washington on 1st and 2nd Streets. Streetscape improvements will include new paving, sidewalks, drainage and landscaping.

Since the execution of the original Development Agreement, the development rights have transitioned to two additional developers. Groupe Pacific is currently the Developer of Record.

Total Project Cost: Est. \$100 Million

Total CRA participation: Est. \$16.5 Million - Land acquisition and related administrative and construction expenses.

Library Project

As part of the Courts Settlement Agreement, the RDA has exercised an option to purchase and contribute to the City of Miami Beach, a 5,000 square foot commercial condominium space in Phase I of the project, which is to be utilized as a Library or for other public usage that is mutually agreed to by the parties. The RDA shall pay \$275,000 in 10 yearly installments commencing on the closing date, which is scheduled to occur on or prior to December 31, 2004. The Library space received a temporary certificate of occupancy in October, 2004, and is anticipated to receive a full Certificate of Occupancy in December, upon delivery of furnishings by the Library System.

Total Project Cost: \$795,000

Total CRA participation: \$275,000

Project

Status - as of 10/11/04

Community/Victory Garden

In an effort to provide increased parking in the South Pointe area, and in an effort to maximize the future use of City assets, the Community Garden located at 131-139 Washington Avenue will be moved to 224 Collins Avenue. From March 2001 through September 2001, several Community meetings were held to discuss this issue with residents and City Staff. In January 2002, an Architectural and Engineering Firm (Coastal Engineering) was selected and an agreement in the amount of \$16,120 was executed, and on March 19, 2003, the Board ratified the selection of Andrew Reid as the artist for the project as recommended by the Art in Public Places Committee for a fee of \$33,800. The Garden project, which was constructed through a JOC Contractor, has been completed and final certificate of Occupancy has been obtained. The fence, already designed and permitted, is currently under fabrication. Installation is scheduled for mid-November 2004.

Total Project Cost: Est. \$168,800

Total CRA participation: Est. \$168,800

Portofino

Development of the Miami Beach Marina (SSDI North & South) and several other properties owned by the Portofino Group in the South Pointe Area. Portofino's properties west of Washington Ave. are subject to a DRI and their development is conditioned by a Settlement Agreement with the RDA (1998). The first phase involving Portofino Tower, a 228-unit luxury condominium was completed in 1997. The second phase is the Yacht Club at Portofino a 361-unit luxury condominium, on the south part of the Marina (SSDI South), and the adjacent Murano Tower, a 189-unit luxury condominium, which was completed in 2002. The RDA's responsibilities relative to these developments include the reimbursement to the Developer for utility relocations, the completion and repair of the seawall and baywalk, public parking for the Marina (located in the first floor of each of the projects' parking garages) and certain streetscape improvements. The third phase, involving the construction of two luxury condominium towers, Murano Grande and Icon, which will house approximately 555 units, is underway. Murano Grande is in the process of obtaining a final CO. The construction of the ICON project is expected to take 12 months to complete.

Total CRA participation: Est. \$14 Million - utility relocations, completion and repair of the seawall and baywalk, public parking for the Marina and certain streetscape improvements.

Project

Status - as of 10/11/04

Temporary Alaska Parcel Baywalk

In connection with parking lots constructed south of South Pointe Drive, and pursuant to a Planning Board Order issued on August 22, 2001, the property owner of the Alaska Parcel agreed to grant the City/RDA a temporary non-exclusive baywalk access easement over and upon the setback area solely for the purposes of public access and to allow the City/RDA to construct, operate and maintain a temporary baywalk for the duration of the period of time that the Alaska Bayfront Assemblage is utilized for temporary parking purposes. Consequently, on May 29, 2002, Resolution 421-2002 was passed appropriating \$171,000 from South Pointe Tax Increment Funds for the construction costs of a temporary pedestrian baywalk. On March 19, 2003, Resolution 447-2003 accepted a grant of a temporary baywalk easement, and further appropriated an amount not to exceed \$60,000 for the operation and maintenance of the baywalk. Construction of the temporary baywalk was completed in August, 2003.

Total CRA participation: \$231,000 for construction, operation and maintenance of baywalk.

Streetscape Improvements

A \$27 million streetscape improvement project for the South Pointe Area, based on a Master Plan and preliminary design by Duany Plater-Zyberk and endorsed by South Pointe Advisory Board; Phase I of the streetscape improvements, comprising Third Street and Washington Avenue, including its two-block extension in South Pointe Park, was completed in October 2002. On September 25, 2002, the Commission approved an A/E services contract with Wolfberg Alvarez in the amount of \$469,634 for the planning and design of Phase II of the project. On February 4, 2004, the Commission approved the Basis of Design Report for Phase II and construction design is currently at 30% completion. Phase II construction is expected to begin in mid-2005 and will require approximately 16 months to complete. An RFQ was issued for AE services for Phases III, IV, and V of the project, and a selection process was undertaken, resulting in the City Commission authorizing negotiations with Chen and Associates on September 8, 2004. A first negotiation session was held on September 23rd and a second scheduled for October 25th; Commission award of contract is expected in December.

Total CRA participation: \$27 Million

Project

Status - as of 10/11/04

South Pointe Park

Preparation and implementation of Master Plan for South Pointe Park, funded by a combination of tax increment and GO Bond funds. The project will include landscaping, lighting, pedestrian paths, parking and maintenance facilities. An RFQ for required design services was issued in early 2003 but responses were subsequently rejected when it was determined that the size and shape of the park property was likely to change as a result of the Portofino settlement agreement. A settlement agreement was approved on July 28, 2004. A new RFQ was issued on September 20, 2004 with responses due in October. An RFQ Evaluation Committee was appointed by the City Manager and a first Committee meeting scheduled for October.

Total Project Cost: \$5.2 Million

Total CRA participation: \$3.2 Million

Waste Water Master Booster Pump Station

In order to address the City's need for a waste water master booster pump station, a design consultant is in the process of designing the facility on the city-owned triangular property which fronts Alton Road, between First Street and Commerce Street. The City has negotiated an Amendment to the Architectural and Engineering Agreement to re-design the Project to consolidate the size of the building and its location on one site versus two, while maintaining a façade that adapts to the neighborhood. The Amendment was approved at the September 8, 2004 Commission Meeting, was executed, and CDM given a Notice to Proceed. CDM has commenced the design process which is scheduled to be completed within ten (10) months. Once the design has been permitted, it will be Bid shortly thereafter. This project is being fully funded through funds from the RDA.

Total Project Cost: TBD

Total CRA participation: TBD

Art in Public Places

The required Art in Public Places component of the Public Plaza on Washington Avenue and Third Street, has been designed and is being constructed.

Total Project Cost: \$100,000

Total CRA participation: \$100,000

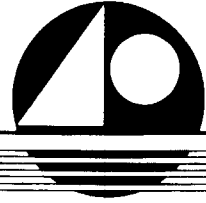
CITY CENTER

REDEVELOPMENT DISTRICT

FINANCIAL INFORMATION

FOR THE MONTH ENDED

SEPTEMBER 30, 2004



November 10, 2004

TO: Jorge M. Gonzalez, Executive Director

**FROM: Patricia D. Walker, Chief Financial Officer
City of Miami Beach**

**SUBJECT: City Center Redevelopment District Financial Information
For the Twelve Months Ended September 30, 2004**

At the July 15, 1998 Commission/Redevelopment Agency meeting a request was made for monthly financial information for the City Center Redevelopment District. The information has been compiled and is attached.

Historical Cash Basis Financial Information

The summary report included in the attached material, reflects that during the period from October 1, 1993 through September 30, 2004 approximately \$275,252,000 of revenues were received in the City Center District of the Redevelopment Agency ("RDA").

The primary sources of these revenues included approximately:

- \$ 108,779,000 - Bond proceeds;
- \$ 71,516,000 - Incremental Ad Valorem tax;
- \$ 19,852,000 - Loews Hotel Exercise Option;
- \$ 19,190,000 - Draws from the line of credit from the City of Miami Beach;
- \$ 16,145,000 - Resort tax contributions;
- \$ 9,975,000 - Anchor Garage receipts;
- \$ 8,152,000 - Loews Ground Lease receipts;
- \$ 7,513,000 - Interest income;
- \$ 3,000,000 - Loan from the City of Miami Beach;
- \$ 2,700,000 - Contributions from GMCVB toward debt service payments;
- \$ 2,437,000 - Anchor Shops receipts;
- \$ 1,976,000 - Reimbursements from other state and local agencies;
- \$ 700,000 - Contribution from CMB Parking Department;
- \$ 434,000 - RDP Royal Palm Ground Lease receipts; and
- \$ 2,883,000 - From various sources.

On the expenditure side, approximately \$236,371,000 has been expended from October 1, 1993 through September 30, 2004. These approximate expenditures were primarily made in the following areas:

- \$ 90,669,000 - Debt Service Payments;
- \$ 61,516,000 - Convention Center Hotel Project (Loews Hotel);
- \$ 18,248,000 - Hotel Garage Project;
- \$ 16,353,000 - Lincoln Road/Bass Museum Loan Repayment to CMB;
- \$ 12,919,000 - African-American Hotel Project;
- \$ 9,271,000 - Collins Park Cultural Center;
- \$ 6,561,000 - Administrative Costs;
- \$ 6,272,000 - Anchor Garage Operations;
- \$ 5,042,000 - Colony Theater;
- \$ 2,903,000 - Beachwalk Project;
- \$ 2,385,000 - Secondary Pledge Repayments (Resort Tax);
- \$ 1,333,000 - Lincoln Road Project;
- \$ 540,000 - Anchor Shops Operations;
- \$ 331,000 - Community Policing;
- \$ 182,000 - Movie Theater Project; and
- \$ 1,846,000 - Other Project Costs.

The cash balance as of September 30, 2004 is approximately \$38,881,000. This balance consisted of the following amounts:

- \$ 26,838,000 - Cash and Investments Balance;
- \$ 5,847,000 - Fully Funded Debt Service Reserve Accounts;
- \$ 4,393,000 - Construction Accounts; and
- \$ 1,803,000 - Portion of Debt Service Payments, Held in Trust.

JMG:PDW:MIM:jar 

SUMMARY OF
CASH BASIS TRANSACTIONS
FOR THE MONTH ENDED
SEPTEMBER 30, 2004

Redevelopment Agency - City Center/Historic Convention Village
Summary of Cash Basis Transactions by Expenditure Type
Fiscal Years 1994 - 2004 (through September 30, 2004)

	Prior Years	FY 2004	Total Rev./Expend.
OPENING CASH/INVESTMENT BALANCE	\$	\$ 21,455,581	
REVENUE			
- Tax increment - County	26,068,412	6,574,994	\$ 32,643,406
- Tax increment - City	30,669,084	7,611,555	38,280,639
- Tax increment (Interest) - County	19,057	-	19,057
- Tax increment - Children's Trust	-	572,876	572,876
- Bond proceeds	108,779,453	-	108,779,453
- Rental income	9,300	-	9,300
- Anchor Garage receipts	8,082,531	1,746,886	9,829,417
- Anchor Garage deposit card receipts	16,376	2,550	18,926
- Anchor Shops rental income	1,755,238	629,241	2,384,479
- Anchor Shops rental deposits	52,230	-	52,230
- Loews Facility Use/Usage Fee	126,504	-	126,504
- Loews Ground Lease Receipts	5,338,198	2,813,252	8,151,450
- Loew Hotel - exercise option (prepayment)	-	19,852,303	19,852,303
- RDP Royal Palm Ground Lease Receipts	293,502	140,053	433,555
- Interest income	7,316,814	196,527	7,513,341
- Resort tax contributions	13,743,015	2,402,516	16,145,531
- Bid deposits - hotels	375,000	-	375,000
- Bid deposits - cinema	100,000	-	100,000
- Loan from City	3,000,000	-	3,000,000
- Line of credit from City	19,190,000	-	19,190,000
- Cultural Campus	1,975,762	-	1,975,762
- St. Moritz Hotel - refund/reimbursement	925,450	-	925,450
- Reimbursements (GMCVB/RE taxes/Grants)	3,864,530	-	3,864,530
- St. sales tax (receipt - income for pmt. to St)	634,787	169,336	804,123
- Miami City Ballet environmental clean-up	31,698	-	31,698
- Anchor Garage insurance reimbursement	26,170	-	26,170
- Real estate taxes refund	-	56,585	56,585
- Miscellaneous	84,194	6,597	90,791
TOTAL REVENUE	232,477,305	42,775,271	\$ 275,252,576
EXPENDITURES			
Administrative fees	(31,684)	-	(31,684)
Appraisal fees	(125,368)	-	(125,368)
Bid refund	(230,000)	-	(230,000)
Board up	(60,758)	-	(60,758)
Bond costs	(211,440)	-	(211,440)
Building permit fees	(173,269)	-	(173,269)
Construction	(47,517,407)	(678,831)	(48,196,238)
Delivery	(2,995)	-	(2,995)
Demolition	(203,195)	-	(203,195)
Electric service	(1,976)	-	(1,976)
Environmental	(354,908)	-	(354,908)
Equipment rental	(53,465)	(2,031)	(55,496)

Redevelopment Agency - City Center/Historic Convention Village
Summary of Cash Basis Transactions by Expenditure Type
Fiscal Years 1994 - 2004 (through September 30, 2004)

	Prior Years	FY 2004	Total Rev./Expend.
Hotel negotiation consultant	(849,243)	-	(849,243)
Hotel selection/study	(263,357)	-	(263,357)
Land acquisition	(41,240,564)	-	(41,240,564)
Legal fees/costs	(2,672,921)	(47,403)	(2,720,324)
Lighting	-	(53,280)	(53,280)
Lot clearing	(34,771)	-	(34,771)
Maintenance	(245,288)	-	(245,288)
Miscellaneous	(416,998)	(27,951)	(444,949)
Owner's representative fee & expenses	(1,823,466)	-	(1,823,466)
Postage, printing & mailing	(27,855)	-	(27,855)
Professional services	(1,532,434)	(2,087,523)	(3,619,957)
Public notice/advertisement	(26,472)	-	(26,472)
Refund of deposits	(185,000)	-	(185,000)
Reimburse closing costs to C.M.B.	(3,000,000)	-	(3,000,000)
Reimbursements	(78,041)	-	(78,041)
Relocation	(131,784)	-	(131,784)
Revitalization	(534,793)	(329,676)	(864,469)
Security guard service	(277,825)	-	(277,825)
Streetscape	(401,312)	-	(401,312)
Temporary staffing	(7,119)	(56,098)	(63,217)
Title insurance	(25,271)	-	(25,271)
Traffic parking study	(8,600)	-	(8,600)
Training, conferences & meetings	(3,268)	-	(3,268)
Travel & related expenses	(28,730)	-	(28,730)
Utilities	(323,116)	(5,590)	(328,706)
Water/Sewer (impact fees)	(25,240)	-	(25,240)
Total	(103,129,933)	(3,288,383)	(106,418,316)
- Miscellaneous Projects	(2,671,366)	(4,171,668)	(6,843,034)
Total Projects	(105,801,299)	(7,460,051)	(113,261,350)
 <u>ADMINISTRATION</u>	 (5,686,007)	 (874,881)	 (6,560,888)
<u>DEBT SERVICE/LOAN REPAYMENT</u>	(83,977,243)	(9,076,490)	(93,053,733)
<u>CITY OF MIAMI BEACH/LOAN REPAYMENT</u>	(10,217,727)	(6,135,299)	(16,353,026)
<u>ANCHOR GARAGE OPERATIONS</u>	(4,903,380)	(1,368,205)	(6,271,585)
<u>ANCHOR SHOPS OPERATIONS</u>	(436,067)	(103,943)	(540,010)
<u>COMMUNITY POLICING</u>	-	(330,547)	(330,547)
 TOTAL EXPENDITURES	 (211,021,724)	 (25,349,416)	 \$ (236,371,139)
 ENDING CASH/INVSTMT. BALANCE	 \$ 21,455,581	 \$ 38,881,436	

Redevelopment Agency - City Center/Historic Convention Village
Summary of Cash Basis Transactions by Project
Fiscal Years 1994 - 2004 (through September 30, 2004)

	Prior Years	FY 2004	Total Rev./Expend.
OPENING CASH/INVESTMENT BALANCE	\$	\$ 21,455,581	
REVENUE			
- Tax increment - County	26,068,412	6,574,994	\$ 32,643,406
- Tax increment - City	30,669,084	7,611,555	38,280,639
- Tax increment (Interest) - County	19,057	-	19,057
- Tax increment - Children's Trust	-	572,876	572,876
- Bond proceeds	108,779,453	-	108,779,453
- Rental income	9,300	-	9,300
- Anchor Garage receipts	8,082,531	1,746,886	9,829,417
- Anchor Garage deposit card receipts	16,376	2,550	18,926
- Anchor Shops rental income	1,755,238	629,241	2,384,479
- Anchor Shops rental deposits	52,230	-	52,230
- Loews Facility Use/Usage Fee	126,504	-	126,504
- Loews Ground Lease Receipts	5,338,198	2,813,252	8,151,450
- Loew Hotel - exercise option (prepayment)	-	19,852,303	19,852,303
- RDP Royal Palm Ground Lease Receipts	293,502	140,053	433,555
- Interest income	7,316,814	196,527	7,513,341
- Resort tax contributions	13,743,015	2,402,516	16,145,531
- Bid deposits - hotels	375,000	-	375,000
- Bid deposits - cinema	100,000	-	100,000
- Loan from City	3,000,000	-	3,000,000
- Line of credit from City	19,190,000	-	19,190,000
- Cultural Campus	1,975,762	-	1,975,762
- St. Moritz Hotel - refund/reimbursement	925,450	-	925,450
- Reimbursements (GMCVB/RE taxes/Grants)	3,864,530	-	3,864,530
- St. sales tax (receipt - income for pmt. to St)	634,787	169,336	804,123
- Miami City Ballet environmental clean-up	31,698	-	31,698
- Anchor Garage insurance reimbursement	26,170	-	26,170
- Real Estate taxes refund	-	56,585	56,585
- Miscellaneous	84,194	6,597	90,791
TOTAL REVENUE	232,477,305	42,775,271	\$ 275,252,576

EXPENDITURES

PROJECTS

African-American Hotel	(12,869,748)	(48,903)	(12,918,651)
Convention Hotel	(61,516,007)	-	(61,516,007)
Hotel Garage - Construction	(18,247,976)	-	(18,247,976)
Movie Theater Project	(182,200)	-	(182,200)
Lincoln Road	(892,440)	(441,104)	(1,333,544)
Beachwalk	(918,460)	(1,984,631)	(2,903,091)
Collins Park Cultural Center	(8,457,186)	(813,745)	(9,270,931)

Redevelopment Agency - City Center/Historic Convention Village
Summary of Cash Basis Transactions by Project
Fiscal Years 1994 - 2004 (through September 30, 2004)

	Prior Years	FY 2004	Total Rev./Expend.
Bus Prop. Ctr.	(159)	-	(159)
Chamber of Commerce Relocation Study	(2,000)	-	(2,000)
Colony Theater	(1,698,653)	(3,343,980)	(5,042,633)
Cultural Campus	(36)	-	(36)
East/West Corridor	(88)	-	(88)
Electrowave	(3,161)	-	(3,161)
Garden Center	(93)	-	(93)
Guidelines	(12,450)	-	(12,450)
Old City Hall	(499)	-	(499)
17th Street Surface Lot	(251,563)	-	(251,563)
Streetscapes	(324,849)	-	(324,849)
6th Street Streetscape	(577)	-	(577)
Botanical Gardens	(30,302)	-	(30,302)
Transportation Mobility Study	(32,225)	-	(32,225)
Convention Center Storm Water Improve.	(16,595)	(20,727)	(37,322)
New World Symphony	(10,404)	(11,207)	(21,611)
Washington Avenue Streetscape	(7,251)	(512,380)	(519,631)
Rotunda	(15,000)	(86,122)	(101,122)
R.O.W. Improvements	-	(35,068)	(35,068)
Flamingo (16 St. Corridor)	-	(4,721)	(4,721)
Bass Museum	(311,377)	(157,463)	(468,840)
Total Projects	(105,801,299)	(7,460,051)	(113,261,350)
<u>ADMINISTRATION</u>	(5,686,007)	(874,881)	(6,560,888)
<u>DEBT SERVICE/LOAN REPAYMENT</u>	(83,977,243)	(9,076,490)	(93,053,733)
<u>CITY OF MIAMI BEACH/LOAN REPAYMENT</u>	(10,217,727)	(6,135,299)	(16,353,026)
<u>ANCHOR GARAGE OPERATIONS</u>	(4,903,380)	(1,368,205)	(6,271,585)
<u>ANCHOR SHOPS OPERATIONS</u>	(436,067)	(103,943)	(540,010)
<u>COMMUNITY POLICING</u>	-	(330,547)	(330,547)
TOTAL EXPENDITURES	(211,021,723)	(25,349,416)	\$ (236,371,139)
ENDING CASH/INVSTMT. BALANCE	\$ 21,455,581	\$ 38,881,436	

**CHECK & WIRE TRANSFER
REGISTER**

SORTED BY

**PROJECT & TYPE OF
EXPENDITURE**

**FOR THE MONTH ENDED
SEPTEMBER 30, 2004**

Redevelopment Agency - City Center District
Check & Wire Transfer Register by Project & Type of Expense
Fiscal Year 2004 (through September 30, 2004)

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
3760	10/14/03	***Void***	0.00		Administration
3768	10/17/03	***Void***	0.00		Administration
3890	01/28/04	***Void***	0.00		Administration
3904	02/06/04	***Void***	0.00		Administration
3907	02/10/04	***Void***	0.00		Administration
3929	02/23/04	***Void***	0.00		Administration
3937	02/27/04	***Void***	0.00		Administration
3998	03/23/04	***Void***	0.00		Administration
3999	03/23/04	***Void***	0.00		Administration
4039	04/16/04	***Void***	0.00		Administration
4042	04/19/04	***Void***	0.00		Administration
4071	04/30/04	***Void***	0.00		Administration
4075	05/06/04	***Void***	0.00		Administration
4137	06/08/04	***Void***	0.00		Administration
4149	06/14/04	***Void***	0.00		Administration
4151	06/14/04	***Void***	0.00		Administration
4192	06/30/04	***Void***	0.00		Administration
4223	07/16/04	***Void***	0.00		Administration
4273	08/26/04	***Void***	0.00		Administration
4273	08/26/04	***Void***	0.00		Administration
4273	08/26/04	***Void***	0.00		Administration
4306	09/13/04	***Void***	0.00		Administration
4333	09/21/04	***Void***	0.00		Administration
4345	09/21/04	***Void***	0.00		Administration
4377	09/30/04	***Void***	0.00		Administration
			<u>0.00</u>		
4190	06/30/04	Wachovia Bank	5,687.50	Annual Admin. Fees for Bond Series	Administration
			<u>5,687.50</u>		
3831	12/11/03	City of Miami Beach	306.52	Mailing	Administration
3955	03/09/04	City of Miami Beach	97.40	Mailing	Administration
4046	04/21/04	City of Miami Beach	36.61	Mailing	Administration
4139	06/09/04	City of Miami Beach	98.61	Mailing	Administration
4156	06/15/04	City of Miami Beach	97.49	Mailing	Administration
4269	08/26/04	City of Miami Beach	99.56	Mailing	Administration
4276	08/26/04	City of Miami Beach	27.47	Mailing	Administration
			<u>763.66</u>		
3770	10/23/03	Department of Community Affairs	175.00	Miscellaneous (fee)	Administration
3773	10/27/03	Christina Cuervo	634.79	Miscellaneous	Administration
3776	10/27/03	Comet Courier Corp.	30.90	Miscellaneous	Administration
3780	11/04/03	Christina Cuervo	128.81	Miscellaneous	Administration
3793	11/12/03	International Council of Shopping Centers	260.00	Miscellaneous-Registration Fee	Administration
3816	11/21/03	International Council of Shopping Centers	30.00	Miscellaneous-Registration Fee	Administration
3831	12/11/03	City of Miami Beach	9.50	Miscellaneous-Carpool	Administration
3842	12/11/03	Iron Mountain Records Management	41.59	Miscellaneous-Storage	Administration
3861	12/31/03	Federal Express	17.10	Miscellaneous-Delivery to ICSC	Administration
3882	01/20/04	Iron Mountain Records Management	41.59	Miscellaneous-Storage	Administration
3934	02/25/04	First America Real Estate Solutions	119.01	Miscellaneous-Data Service	Administration
3935	02/25/04	Comet Courier Corp.	11.43	Miscellaneous-Courier	Administration
3938	02/27/04	Kent Bonde	10.00	Miscellaneous-Parking	Administration
3939	02/27/04	Toshiba Business Solutions	192.89	Miscellaneous-Copier Rental	Administration
3956	03/09/04	Iron Mountain Records Management	48.48	Miscellaneous-Storage	Administration
3958	03/09/04	Toshiba Business Solutions	192.89	Miscellaneous-Copier Rental	Administration
3959	03/09/04	Kenneth Patterson	50.47	Miscellaneous	Administration
3967	03/16/04	Rockhurst University Continuing	208.50	Miscellaneous - Employee Wkshop	Administration
3992	03/23/04	City of Miami Beach	338.00	Reimb CMB for K. Crowder Airfare	Administration
3994	03/23/04	Miami Beach Redevelopment Agency-SOPT	288.00	Reimb RDA SOPT for K. Crowder Lodging	Administration
3995	03/23/04	First America Real Estate Solutions	119.01	Miscellaneous-Data Service	Administration
3996	03/23/04	Toshiba Business Solutions	192.88	Miscellaneous-Copier Rental	Administration
4008	04/02/04	Integra Business Forms & Solutions	291.66	Miscellaneous - Checks	Administration
4017	04/13/04	Casino's Carpet	3,025.00	Miscellaneous - Carpet Installation	Administration
4018	04/13/04	First America Real Estate Solutions	119.01	Miscellaneous-Data Service	Administration
4024	04/13/04	Iron Mountain Records Management	42.53	Miscellaneous-Storage	Administration
4059	04/29/04	Juan Rodriguez	117.50	Miscellaneous-Training	Administration
4092	05/13/04	Iron Mountain Records Management	42.53	Miscellaneous-Storage	Administration
4093	05/13/04	First America Real Estate Solutions	119.01	Miscellaneous-Data Service	Administration
4129	06/03/04	Dell, Inc.	2,253.92	Miscellaneous - Laptop Purchase.	Administration
4131	06/07/04	Southern Business Communications	1,598.00	Miscellaneous - Projector Purchase	Administration
4138	06/09/04	Federal Express	14.15	Miscellaneous - Shipping	Administration
4202	07/13/04	Comet Courier Corp.	16.44	Miscellaneous-Courier	Administration
4220	07/16/04	Iron Mountain Records Management	43.06	Miscellaneous-Storage	Administration
4238	07/26/04	Comet Courier Corp.	12.06	Miscellaneous-Courier	Administration
4261	08/10/04	Lorman Education Services	309.00	Miscellaneous-Registration Fee,K.Bonde Seminar	Administration
4290	08/31/04	City of Miami Beach	102.63	Reimb CMB-MBIA Investment Svcs	Administration

Redevelopment Agency - City Center District
Check & Wire Transfer Register by Project & Type of Expense
Fiscal Year 2004 (through September 30, 2004)

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
4291	08/31/04	City of Miami Beach	102.66	Reimb CMB-MBIA Investment Svcs	Administration
4292	08/31/04	City of Miami Beach	146.68	Reimb CMB-MBIA Investment Svcs	Administration
4317	09/13/04	Hurricane Window & Screen	50.00	Replace Ck#3191	Administration
4337	09/21/04	Iron Mountain Records Management	51.01	Miscellaneous-Storage	Administration
			<u>11,597.69</u>		
3754	10/08/03	Corporate Express	96.01	Office Supplies	Administration
3772	10/23/03	Corporate Express	60.00	Office Supplies	Administration
3792	11/12/03	Corporate Express	66.21	Office Supplies	Administration
3796	11/14/03	Corporate Express	20.04	Office Supplies	Administration
3810	11/19/03	Corporate Express	82.00	Office Supplies	Administration
3812	11/19/03	Corporate Express	23.25	Office Supplies	Administration
3823	12/04/03	Corporate Express	59.03	Office Supplies	Administration
3874	01/12/04	Corporate Express	27.15	Office Supplies	Administration
3911	02/10/04	Corporate Express	168.59	Office Supplies	Administration
3949	03/09/04	Tampa Envelope Mfg. & Paper Co., Inc.	53.75	Office Supplies	Administration
3966	03/16/04	Corporate Express	241.07	Office Supplies	Administration
3984	03/22/04	Corporate Express	10.49	Office Supplies	Administration
3997	03/23/04	Corporate Express	23.42	Office Supplies	Administration
4012	04/07/04	Corporate Express	116.77	Office Supplies	Administration
4049	04/21/04	Corporate Express	17.22	Office Supplies	Administration
4069	04/30/04	Corporate Express	52.64	Office Supplies	Administration
4088	05/10/04	Corporate Express	38.40	Office Supplies	Administration
4124	06/03/04	Corporate Express	81.02	Office Supplies	Administration
4130	06/03/04	Corporate Express	1,427.98	Office Supplies	Administration
4165	06/17/04	Corporate Express	188.20	Office Supplies	Administration
4203	07/13/04	Corporate Express	66.36	Office Supplies	Administration
4218	07/16/04	Corporate Express	60.77	Office Supplies	Administration
4239	07/26/04	Corporate Express	25.36	Office Supplies	Administration
4251	07/30/04	Corporate Express	77.05	Office Supplies	Administration
4278	08/26/04	Corporate Express	118.82	Office Supplies	Administration
4314	09/13/04	Corporate Express	210.09	Office Supplies	Administration
4335	09/21/04	Corporate Express	29.91	Office Supplies	Administration
4360	09/28/04	Corporate Express	8.47	Office Supplies	Administration
4371	09/30/04	Corporate Express	36.55	Office Supplies	Administration
			<u>3,486.62</u>		
3831	12/11/03	City of Miami Beach	195.91	Printing	Administration
3955	03/09/04	City of Miami Beach	60.06	Printing	Administration
4139	06/09/04	City of Miami Beach	5.20	Printing	Administration
4156	06/15/04	City of Miami Beach	20.00	Printing	Administration
4269	08/26/04	City of Miami Beach	743.04	Printing	Administration
			<u>1,024.21</u>		
3769	10/17/03	Squire, Sanders & Dempsey, LLP	4,049.75	Prof. Services/Legal	Administration
3756	10/10/03	David Wood Temporaries	137.56	Prof. Services/Temp. Staff	Administration
3765	10/16/03	David Wood Temporaries	152.65	Prof. Services/Temp. Staff	Administration
3771	10/23/03	KPMG, LLP	5,000.00	Prof. Services/Audit	Administration
3775	10/27/03	David Wood Temporaries	159.75	Prof. Services/Temp. Staff	Administration
3781	11/04/03	David Wood Temporaries	196.43	Prof. Services/Temp. Staff	Administration
3782	11/04/03	First Southwest Asset Management, Inc.	6,315.00	Prof. Services/Arbitrage	Administration
3787	11/06/03	David Wood Temporaries	196.44	Prof. Services/Temp. Staff	Administration
3795	11/14/03	David Wood Temporaries	137.26	Prof. Services/Temp. Staff	Administration
3811	11/19/03	David Wood Temporaries	188.15	Prof. Services/Temp. Staff	Administration
3819	11/26/03	David Wood Temporaries	157.38	Prof. Services/Temp. Staff	Administration
3825	12/04/03	David Wood Temporaries	157.39	Prof. Services/Temp. Staff	Administration
3843	12/11/03	David Wood Temporaries	157.97	Prof. Services/Temp. Staff	Administration
3844	12/11/03	David Wood Temporaries	646.39	Prof. Services/Temp. Staff	Administration
3848	12/17/03	David Wood Temporaries	239.62	Prof. Services/Temp. Staff	Administration
3858	12/29/03	David Wood Temporaries	246.73	Prof. Services/Temp. Staff	Administration
3894	01/30/04	Squire, Sanders & Dempsey, LLP	760.45	Prof. Services/Legal	Administration
3925	02/17/04	David Wood Temporaries	124.55	Prof. Services/Temp. Staff	Administration
3947	03/09/04	KPMG, LLP	5,000.00	Prof. Services/Audit	Administration
4031	04/13/04	KPMG, LLP	3,250.00	Prof. Services/Audit	Administration
4052	04/26/04	Squire, Sanders & Dempsey, LLP	477.54	Prof. Services/Legal	Administration
4109	05/26/04	Squire, Sanders & Dempsey, LLP	425.72	Prof. Services/Legal	Administration
4172	06/18/04	City of Miami Beach	508.75	Reimb CMB for Squire, Sanders, & Dempsey, LLP	Administration
4253	07/30/04	Squire, Sanders & Dempsey, LLP	4,813.75	Prof. Services/Legal	Administration
4256	08/10/04	City of Miami Beach	6,529.72	Reimb CMB for RDA salaries	Administration
4279	08/26/04	First Southwest Asset Management, Inc.	635.00	Prof. Services/Arbitrage	Administration
4327	09/13/04	Squire, Sanders & Dempsey, LLP	1,118.75	Prof. Services/Legal	Administration
4334	09/21/04	City of Miami Beach	125,443.00	Administrative Fee per Interlocal Agreement	Administration
4340	09/21/04	Miami Dade County	99,055.00	Administrative Fee per Interlocal Agreement	Administration
4347	09/21/04	The Children's Trust	572,876.00	Per Interlocal Agreement	Administration
4368	09/30/04	City of Miami Beach	2,499.96	Reimb CMB:Rutledge, Ecenia, Purnell, & Hoffman,	Administration
			<u>841,656.66</u>		

Redevelopment Agency - City Center District
Check & Wire Transfer Register by Project & Type of Expense
Fiscal Year 2004 (through September 30, 2004)

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
Wire	10/17/03	Miami Beach Redevelopment Agency	2,161,917.00	Transfer to Fiduciary Trust Int'l for Investment	Administration
Wire	04/27/04	Miami Beach Redevelopment Agency	9,326,480.50	Transfer to Fiduciary Trust Int'l for Investment	Administration
			<u>11,488,397.50</u>		
Wire	01/26/04	Fiduciary Trust International	3,647.54	Accrued interest on investments purchased	Administration
Wire	04/30/04	Fiduciary Trust International	6,195.20	Accrued interest on investments purchased	Administration
Wire	05/07/04	Fiduciary Trust International	821.38	Accrued interest on investments purchased	Administration
			<u>10,664.12</u>		
TOTAL ADMINISTRATION			12,363,277.96		
4010	04/02/04	Palmetto Motorsports	11,438.74	Two Kawasaki ATV's	Community Policing
4077	05/06/04	Armor Security, Inc.	9,914.16	Security Services	Community Policing
4095	05/13/04	Armor Security, Inc.	7,950.96	Security Services	Community Policing
4104	05/24/04	Florida Graffiti Control, Inc.	1,850.00	Graffiti Control	Community Policing
4112	05/26/04	Law Enforcement Supply	1,430.42	Equipment for ATVs	Community Policing
4118	06/01/04	Armor Security, Inc.	2,944.80	Security Services	Community Policing
4140	06/09/04	Corporate Express	185.50	Office Supplies	Community Policing
4141	06/09/04	Florida Graffiti Control, Inc.	1,850.00	Graffiti Control	Community Policing
4157	06/15/04	City of Miami Beach	377.46	Fleet Management Chargebacks May 2004	Community Policing
4164	06/16/04	City of Miami Beach	34,854.28	Salary Reimbursements	Community Policing
4167	06/17/04	Law Enforcement Supply	325.00	Window Tinting	Community Policing
4179	06/23/04	Corporate Express	9.43	Office Supplies	Community Policing
4199	07/13/04	City of Miami Beach	883.44	Reimb CMB: Armor Security	Community Policing
4201	07/13/04	City of Miami Beach	24,821.31	Salary Reimbursements	Community Policing
4215	07/16/04	Armor Security, Inc.	7,184.09	Security Services	Community Policing
4219	07/16/04	Florida Graffiti Control, Inc.	1,850.00	Graffiti Control	Community Policing
4221	07/16/04	Miami Beach Bicycle	850.00	Trek Bicycle	Community Policing
4226	07/22/04	Nextel Communications	677.46	Cell Phone	Community Policing
4228	07/26/04	Armor Security, Inc.	981.60	Security Services	Community Policing
4233	07/26/04	City of Miami Beach	409.97	Reimb CMB: Staples Printer & Contract	Community Policing
4234	07/26/04	City of Miami Beach	39.79	Reimb CMB: Staples Toner	Community Policing
4244	07/30/04	Armor Security, Inc.	1,963.20	Security Services	Community Policing
4271	08/26/04	City of Miami Beach	494.54	Fleet Management Chargebacks June 2004	Community Policing
4272	08/26/04	City of Miami Beach	466.81	Fleet Management Chargebacks July 2004	Community Policing
4277	08/26/04	City of Miami Beach	59,870.34	Salary Reimbursements	Community Policing
4293	08/31/04	City of Miami Beach	71.89	Reimb CMB-Travel	Community Policing
4294	08/31/04	City of Miami Beach	305.77	Reimb CMB-Travel	Community Policing
4295	08/31/04	City of Miami Beach	45.80	Reimb CMB-Corporate Express	Community Policing
4298	08/31/04	Corporate Express	594.01	Office Supplies	Community Policing
4303	09/13/04	ASE Telecom	2,972.00	Cabling Outlets	Community Policing
4310	09/13/04	City of Miami Beach	50.00	Reimb CMB-Travel	Community Policing
4311	09/13/04	City of Miami Beach	280.00	Reimb CMB - Office Locks	Community Policing
4314	09/13/04	Corporate Express	14.70	Office Supplies	Community Policing
4316	09/13/04	Florida Graffiti Control, Inc.	3,700.00	Graffiti Control	Community Policing
4318	09/13/04	Kustom Signals, Inc	35,951.50	Machinery/Equip	Community Policing
4321	09/13/04	Miami Beach Bicycle	9,773.60	Trek Bicycles	Community Policing
4322	09/13/04	Nextel Communications	59.72	Cell Phone	Community Policing
4356	09/28/04	City of Miami Beach	2,877.39	Fleet Management Chargebacks August 2004	Community Policing
4358	09/28/04	City of Miami Beach	44,029.79	Salary Reimbursements	Community Policing
4360	09/28/04	Corporate Express	1,001.52	Office Supplies	Community Policing
4363	09/28/04	Nextel Communications	209.03	Cell Phone	Community Policing
4364	09/28/04	Siemens Information & Comm	711.50	Rollphone 624 w/Speaker	Community Policing
4365	09/30/04	Paul Acosta	328.12	Reimb Travel Exp	Community Policing
4367	09/30/04	Advanced Public Safety	13,245.00	Computer Equipment	Community Policing
4371	09/30/04	Corporate Express	139.98	Office Supplies	Community Policing
4372	09/30/04	Florida Graffiti Control, Inc.	1,850.00	Graffiti Control	Community Policing
4373	09/30/04	Insight Public Sector	2,877.84	9 Camera Cases & Shipping	Community Policing
4378	09/30/04	Miami Beach Bicycle	375.00	Bike Rack	Community Policing
4379	09/30/04	Motorola	34,935.75	9 Portable Astro XTS3000	Community Policing
4380	09/30/04	NICP	400.00	Training	Community Policing
4381	09/30/04	Office of the Attorney General	125.00	Training	Community Policing
			<u>330,548.21</u>		
TOTAL COMMUNITY POLICING			330,548.21		
Wire	01/28/04	Miami Beach Redevelopment Agency	9,114,310.45	Transfer for 6/04 & 12/04 D.S. (from GF)	Debt Service Funding
			<u>9,114,310.45</u>		
Wire	12/01/03	Wachovia Bank	650,000.00	Debt Service Payment-Principal	Debt Service Payment
Wire	12/01/03	Wachovia Bank	585,000.00	Debt Service Payment-Principal	Debt Service Payment

Redevelopment Agency - City Center District
Check & Wire Transfer Register by Project & Type of Expense
Fiscal Year 2004 (through September 30, 2004)

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
Wire	12/01/03	Wachovia Bank	175,000.00	Debt Service Payment-Principal	Debt Service Payment
Wire	12/01/03	Wachovia Bank	670,000.00	Debt Service Payment-Principal	Debt Service Payment
Wire	12/01/03	Wachovia Bank	255,000.00	Debt Service Payment-Principal	Debt Service Payment
Wire	12/01/03	Wachovia Bank	595,596.88	Debt Service Payment-Interest	Debt Service Payment
Wire	12/01/03	Wachovia Bank	201,935.00	Debt Service Payment-Interest	Debt Service Payment
Wire	12/01/03	Wachovia Bank	908,147.50	Debt Service Payment-Interest	Debt Service Payment
Wire	12/01/03	Wachovia Bank	204,457.50	Debt Service Payment-Interest	Debt Service Payment
Wire	12/01/03	Wachovia Bank	1,497,096.00	Debt Service Payment-Interest	Debt Service Payment
Wire	06/01/04	Wachovia Bank	199,732.50	Debt Service Payment-Interest	Debt Service Payment
Wire	06/01/04	Wachovia Bank	886,372.50	Debt Service Payment-Interest	Debt Service Payment
Wire	06/01/04	Wachovia Bank	196,707.50	Debt Service Payment-Interest	Debt Service Payment
Wire	06/01/04	Wachovia Bank	1,470,765.00	Debt Service Payment-Interest	Debt Service Payment
Wire	06/01/04	Wachovia Bank	580,679.38	Debt Service Payment-Interest	Debt Service Payment
			<u>9,076,489.76</u>		
TOTAL DEBT SERVICE			18,190,800.21		
3845	12/17/03	City of Miami Beach	<u>1,500.00</u>	Miscellaneous (TCO's)	African-American Hotel
			<u>1,500.00</u>		
3757	10/10/03	Bloom & Minsker	9,714.05	Professional fees/legal	African-American Hotel
3818	11/26/03	Bloom & Minsker	3,506.10	Professional fees/legal	African-American Hotel
3862	12/31/03	Bloom & Minsker	2,473.45	Professional fees/legal	African-American Hotel
3930	02/23/04	Bloom & Minsker	2,262.00	Professional fees/legal	African-American Hotel
3931	02/23/04	Bloom & Minsker	1,693.80	Professional fees/legal	African-American Hotel
4021	04/13/04	Bloom & Minsker	7,744.95	Professional fees/legal	African-American Hotel
4041	04/19/04	Bloom & Minsker	5,349.45	Professional fees/legal	African-American Hotel
4108	05/26/04	Bloom & Minsker	5,266.20	Professional fees/legal	African-American Hotel
4153	06/14/04	Bloom & Minsker	4,643.70	Professional fees/legal	African-American Hotel
4216	07/16/04	Bloom & Minsker	1,949.85	Professional fees/legal	African-American Hotel
4305	09/13/04	Bloom & Minsker	1,543.80	Professional fees/legal	African-American Hotel
4353	09/28/04	Bloom & Minsker	<u>1,255.20</u>	Professional fees/legal	African-American Hotel
			<u>47,402.55</u>		
TOTAL AFRICAN-AMERICAN			48,902.55		
3745	10/06/03	Armor Security, Inc.	3,427.01	Security Services	Anchor Garage Operations
3747	10/06/03	Armor Security, Inc.	3,229.87	Security Services	Anchor Garage Operations
3799	11/19/03	Armor Security, Inc.	3,361.98	Security Services	Anchor Garage Operations
3800	11/19/03	Armor Security, Inc.	3,085.91	Security Services	Anchor Garage Operations
3801	11/19/03	Armor Security, Inc.	3,042.96	Security Services	Anchor Garage Operations
3802	11/19/03	Armor Security, Inc.	3,199.40	Security Services	Anchor Garage Operations
3803	11/19/03	Armor Security, Inc.	3,061.37	Security Services	Anchor Garage Operations
3814	11/20/03	Armor Security, Inc.	3,128.85	Security Services	Anchor Garage Operations
3854	12/29/03	Armor Security, Inc.	3,812.90	Security Services	Anchor Garage Operations
3863	12/31/03	Armor Security, Inc.	3,128.85	Security Services	Anchor Garage Operations
3864	12/31/03	Armor Security, Inc.	3,141.12	Security Services	Anchor Garage Operations
3878	01/15/04	Armor Security, Inc.	6,441.75	Security Services	Anchor Garage Operations
3903	02/06/04	Armor Security, Inc.	3,855.85	Security Services	Anchor Garage Operations
3905	02/06/04	Armor Security, Inc.	2,993.88	Security Services	Anchor Garage Operations
3915	02/10/04	Armor Security, Inc.	3,355.85	Security Services	Anchor Garage Operations
3943	03/04/04	Armor Security, Inc.	3,257.69	Security Services	Anchor Garage Operations
3945	03/04/04	Armor Security, Inc.	2,760.75	Security Services	Anchor Garage Operations
3969	03/16/04	Armor Security, Inc.	2,743.37	Security Services	Anchor Garage Operations
3970	03/16/04	Armor Security, Inc.	6,555.25	Security Services	Anchor Garage Operations
3974	03/22/04	City Of Miami Beach	7,042.98	Reimb. CMB for Armor Security	Anchor Garage Operations
3989	03/22/04	Armor Security, Inc.	6,257.70	Security Services	Anchor Garage Operations
4032	04/13/04	Armor Security, Inc.	3,211.67	Security Services	Anchor Garage Operations
4033	04/13/04	Armor Security, Inc.	3,542.96	Security Services	Anchor Garage Operations
4063	04/29/04	Armor Security, Inc.	3,315.97	Security Services	Anchor Garage Operations
4064	04/29/04	Armor Security, Inc.	3,423.33	Security Services	Anchor Garage Operations
4065	04/29/04	Armor Security, Inc.	3,337.44	Security Services	Anchor Garage Operations
4159	06/15/04	Armor Security, Inc.	9,825.21	Security Services	Anchor Garage Operations
4160	06/15/04	Armor Security, Inc.	3,138.05	Security Services	Anchor Garage Operations
4177	06/23/04	Armor Security, Inc.	3,429.47	Security Services	Anchor Garage Operations
4194	07/07/04	Armor Security, Inc.	9,450.96	Security Services	Anchor Garage Operations
4197	07/13/04	Armor Security, Inc.	7,036.85	Security Services	Anchor Garage Operations
4250	07/30/04	Armor Security, Inc.	12,404.97	Security Services	Anchor Garage Operations
4266	08/26/04	Armor Security, Inc.	1,963.20	Security Services	Anchor Garage Operations
4302	09/13/04	Armor Security, Inc.	6,070.58	Security Services	Anchor Garage Operations
4331	09/21/04	Armor Security, Inc.	<u>9,006.18</u>	Security Services	Anchor Garage Operations
			<u>160,042.13</u>		

Redevelopment Agency - City Center District
Check & Wire Transfer Register by Project & Type of Expense
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Check #	Date	Payee	Amount	Type of Expense	Project or N/A
3746	10/06/03	Best's Maintenance & Janitorial Services, Inc.	2,924.00	Janitorial Service	Anchor Garage Operations
3804	11/19/03	Best's Maintenance & Janitorial Services, Inc.	2,924.40	Janitorial Service	Anchor Garage Operations
3853	12/19/03	Best's Maintenance & Janitorial Services, Inc.	2,924.40	Janitorial Service	Anchor Garage Operations
3879	01/15/04	Best's Maintenance & Janitorial Services, Inc.	2,924.40	Janitorial Service	Anchor Garage Operations
3921	02/12/04	Best's Maintenance & Janitorial Services, Inc.	2,924.40	Janitorial Service	Anchor Garage Operations
4036	04/13/04	Best's Maintenance & Janitorial Services, Inc.	2,924.40	Janitorial Service	Anchor Garage Operations
4107	05/26/04	Best's Maintenance & Janitorial Services, Inc.	17,456.40	Janitorial Service	Anchor Garage Operations
4111	05/26/04	Best's Maintenance & Janitorial Services, Inc.	4,869.00	Janitorial Service	Anchor Garage Operations
4154	06/14/04	Best's Maintenance & Janitorial Services, Inc.	4,864.00	Janitorial Service	Anchor Garage Operations
4231	07/26/04	Best's Maintenance & Janitorial Services, Inc.	4,864.00	Janitorial Service	Anchor Garage Operations
4267	08/26/04	Best's Maintenance & Janitorial Services, Inc.	4,864.00	Janitorial Service	Anchor Garage Operations
			<u>54,463.40</u>		
3766	10/17/03	City of Miami Beach	1,919.36	Property Management Work	Anchor Garage Operations
3809	11/19/03	City of Miami Beach	3,374.00	Property Management Work	Anchor Garage Operations
3833	12/11/03	City of Miami Beach	4,332.63	Property Management Work	Anchor Garage Operations
3885	01/20/04	City of Miami Beach	2,487.50	Property Management Work	Anchor Garage Operations
3906	02/10/04	City of Miami Beach	2,035.03	Property Management Work	Anchor Garage Operations
3948	03/09/04	City of Miami Beach	5,090.68	Property Management Work	Anchor Garage Operations
4026	04/13/04	City of Miami Beach	3,411.35	Property Management Work	Anchor Garage Operations
4083	05/10/04	City of Miami Beach	807.51	Property Management Work	Anchor Garage Operations
4143	06/09/04	City of Miami Beach	2,216.59	Property Management Work	Anchor Garage Operations
4235	07/26/04	City of Miami Beach	5,814.73	Property Management Work	Anchor Garage Operations
4257	08/10/04	City of Miami Beach	7,998.57	Property Management Work	Anchor Garage Operations
4258	08/10/04	City of Miami Beach	385.51	Fleet Management	Anchor Garage Operations
4312	09/13/04	City of Miami Beach	2,558.48	Property Management Work	Anchor Garage Operations
4355	09/28/04	City of Miami Beach	246.95	Fleet Management	Anchor Garage Operations
			<u>42,678.89</u>		
3790	11/06/03	City of Miami Beach	895.28	Utilities	Anchor Garage Operations
3827	12/08/03	City of Miami Beach	961.58	Waste & Storm Water Impact Fee Nov. 2003	Anchor Garage Operations
3869	01/08/04	City of Miami Beach	1,177.78	Waste & Storm Water Impact Fee Dec. 2003	Anchor Garage Operations
3920	02/12/04	City of Miami Beach	1,315.59	Waste & Storm Water Impact Fee Jan. 2004	Anchor Garage Operations
3944	03/04/04	City of Miami Beach	1,705.59	Waste & Storm Water Impact Fee Feb. 2004	Anchor Garage Operations
4007	03/29/04	City of Miami Beach	1,424.33	Waste & Storm Water Impact Fee Mar. 2004	Anchor Garage Operations
4030	04/13/04	City of Miami Beach	585.20	Sewer Charges	Anchor Garage Operations
4047	04/21/04	City of Miami Beach	1,430.23	Waste & Storm Water Impact Fee Apr. 2004	Anchor Garage Operations
4122	06/03/04	City of Miami Beach	1,955.98	Waste & Storm Water Impact Fee May 2004	Anchor Garage Operations
4195	07/07/04	City of Miami Beach	1,806.16	Waste & Storm Water Impact Fee June 2004	Anchor Garage Operations
4236	07/26/04	City of Miami Beach	2,076.97	Waste & Storm Water Impact Fee July 2004	Anchor Garage Operations
4309	09/13/04	City of Miami Beach	1,920.39	Waste & Storm Water Impact Fee August 2004	Anchor Garage Operations
4369	09/30/04	City of Miami Beach	1,966.32	Waste & Storm Water Impact Fee September 2004	Anchor Garage Operations
			<u>19,221.40</u>		
3786	11/06/03	City of Miami Beach	171.64	Reimb. CMB for Waste Mgmt	Anchor Garage Operations
3870	01/09/04	Waste Management of Dade County	342.53	Waste Management for Nov. & Dec. 2003	Anchor Garage Operations
3876	01/15/04	Waste Management of Dade County-Voided	0.00	Waste Management for January 2004	Anchor Garage Operations
3923	02/12/04	Waste Management of Dade County	182.51	Waste Management for February 2004	Anchor Garage Operations
3965	03/16/04	Waste Management of Dade County	182.87	Waste Management for March 2004	Anchor Garage Operations
3975	03/22/04	City of Miami Beach	171.64	Reimb. CMB for Waste Mgmt	Anchor Garage Operations
4027	04/13/04	Waste Management of Dade County	183.86	Waste Management for April 2004	Anchor Garage Operations
4094	05/13/04	Waste Management of Dade County	179.01	Waste Management for May 2004	Anchor Garage Operations
4152	06/14/04	Waste Management of Dade County	179.01	Waste Management for June 2004	Anchor Garage Operations
4212	07/13/04	Waste Management of Dade County	179.01	Waste Management for July 2004	Anchor Garage Operations
4264	08/10/04	Waste Management of Dade County	179.01	Waste Management for August 2004	Anchor Garage Operations
4329	09/13/04	Waste Management of Dade County	181.96	Waste Management for January 2004 - Reissue	Anchor Garage Operations
4349	09/21/04	Waste Management of Dade County	179.01	Waste Management for September 2004	Anchor Garage Operations
			<u>2,312.06</u>		
3840	12/11/03	Richard Rhodes	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
3841	12/11/03	Abderrahim Halmi	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
3850	12/17/03	Thomas Connell	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
3851	12/17/03	Janine Fischer	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
3856	12/29/03	Angela Urena Roman	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
3857	12/29/03	Charles Berk	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
3871	01/12/04	Ned Johns	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
3872	01/12/04	Hugo Gutierrez	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
3886	01/20/04	Tropics Hotel	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
3901	02/03/04	Locomotion	50.00	Return Parking Access Card Deposit	Anchor Garage Operations
3902	02/03/04	J & P Tiles	20.00	Return Parking Access Card Deposit	Anchor Garage Operations
3908	02/10/04	Ralph Peterson	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
3909	02/10/04	Rodney Bailey	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
3910	02/10/04	Zsolt Molnar	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
3917	02/12/04	The Wachenhut Corp	220.00	Return Parking Access Card Deposit	Anchor Garage Operations
3918	02/12/04	Peter Logsdon	10.00	Return Parking Access Card Deposit	Anchor Garage Operations

Redevelopment Agency - City Center District
Check & Wire Transfer Register by Project & Type of Expense
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Check #	Date	Payee	Amount	Type of Expense	Project or N/A
3952	03/09/04	Julian Greenspan	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
3953	03/09/04	Maria Gurdian	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
3954	03/09/04	Sheldon McGregor	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4009	04/02/04	Thomas Lazzaro	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4019	04/13/04	Vicente Scarpitta	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4020	04/13/04	Lucia Siguas	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4081	05/10/04	William Kimball	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4082	05/10/04	Yves Sagaille	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4090	05/12/04	Silvia Huete	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4091	05/12/04	Coastal/Hoar at South Beach	40.00	Return Parking Access Card Deposit	Anchor Garage Operations
4121	06/03/04	Edward Johns	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4155	06/15/04	Michael Healey	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4180	06/23/04	Ira De Ford	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4181	06/23/04	Carlos Figueroa	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4182	06/23/04	Daniel Troch	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4225	07/21/04	Shirley Castillo	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4246	07/30/04	Christophe Baraton	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4283	08/26/04	Jack Cox	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4284	08/26/04	Fletcher Harrison	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4323	09/13/04	Janine Fischer - Reissue	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4324	09/13/04	Silvia Huete - Reissue	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4325	09/13/04	Iramy Garcia	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4341	09/21/04	Miami Gay & Lesbian Film Festival	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4342	09/21/04	Patricia Scalco	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4343	09/21/04	Christopher Parsons	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
			<u>700.00</u>		
3785	11/06/03	BellSouth	277.39	Miscellaneous-Telephone Service	Anchor Garage Operations
3815	11/21/03	BellSouth	136.13	Miscellaneous-Telephone Service	Anchor Garage Operations
3852	12/19/03	BellSouth	123.98	Miscellaneous-Telephone Service	Anchor Garage Operations
3891	01/28/04	BellSouth	126.10	Miscellaneous-Telephone Service	Anchor Garage Operations
3940	02/27/04	BellSouth	125.36	Miscellaneous-Telephone Service	Anchor Garage Operations
3988	03/22/04	BellSouth	127.68	Miscellaneous-Telephone Service	Anchor Garage Operations
4055	04/26/04	BellSouth	127.54	Miscellaneous-Telephone Service	Anchor Garage Operations
4123	06/03/04	BellSouth	126.60	Miscellaneous-Telephone Service	Anchor Garage Operations
4184	06/30/04	BellSouth	126.20	Miscellaneous-Telephone Service	Anchor Garage Operations
4230	07/26/04	BellSouth	137.68	Miscellaneous-Telephone Service	Anchor Garage Operations
4304	09/13/04	BellSouth	122.66	Miscellaneous-Telephone Service	Anchor Garage Operations
4352	09/28/04	BellSouth	136.67	Miscellaneous-Telephone Service	Anchor Garage Operations
			<u>1,693.99</u>		
3749	10/06/03	Royce Parking Control System, Inc.	775.00	Miscellaneous-Service Contract	Anchor Garage Operations
3807	11/19/03	Royce Parking Control System, Inc.	775.00	Miscellaneous-Service Contract	Anchor Garage Operations
3808	11/19/03	Royce Parking Control System, Inc.	775.00	Miscellaneous-Service Contract	Anchor Garage Operations
3868	12/31/03	Royce Parking Control System, Inc.	645.00	Miscellaneous-Service Contract	Anchor Garage Operations
3887	01/20/04	Royce Parking Control System, Inc.	775.00	Miscellaneous-Service Contract	Anchor Garage Operations
3933	02/23/04	Royce Parking Control System, Inc.	667.50	Miscellaneous-Gate Cards	Anchor Garage Operations
3941	03/04/04	Royce Parking Control System, Inc.	775.00	Miscellaneous-Service Contract	Anchor Garage Operations
4000	03/26/04	City of Miami Beach	775.00	Reimb CMB for Royce Parking	Anchor Garage Operations
4057	04/26/04	Royce Parking Control System, Inc.	775.00	Miscellaneous-Service Contract	Anchor Garage Operations
4099	05/14/04	Royce Parking Control System, Inc.	775.00	Miscellaneous-Service Contract	Anchor Garage Operations
4198	07/13/04	Royce Parking Control System, Inc.	775.00	Miscellaneous-Service Contract	Anchor Garage Operations
4209	07/13/04	Royce Parking Control System, Inc.	675.00	Miscellaneous-Gate Cards	Anchor Garage Operations
4242	07/26/04	Royce Parking Control System, Inc.	775.00	Miscellaneous-Service Contract	Anchor Garage Operations
4285	08/26/04	Royce Parking Control System, Inc.	775.00	Miscellaneous-Service Contract	Anchor Garage Operations
4344	09/21/04	Royce Parking Control System, Inc.	775.00	Miscellaneous-Service Contract	Anchor Garage Operations
			<u>11,287.50</u>		
3759	10/14/03	City of Miami Beach	806.00	Miscellaneous-Elevator maint.	Anchor Garage Operations
3764	10/15/03	City of Miami Beach	527.42	Reimb. CMB for Thyssen Miami Elevator	Anchor Garage Operations
3805	11/19/03	Thyssen Krupp Elevator	3,045.97	Elevator Service	Anchor Garage Operations
3830	12/11/03	Thyssen Krupp Elevator	728.50	Elevator Service	Anchor Garage Operations
3847	12/17/03	Thyssen Krupp Elevator	3,410.00	Elevator Service	Anchor Garage Operations
3914	02/10/04	Thyssen Krupp Elevator	3,293.91	Elevator Service	Anchor Garage Operations
3973	03/22/04	City of Miami Beach	682.42	Reimb. CMB for Thyssen Miami Elevator	Anchor Garage Operations
4105	05/24/04	Thyssen Krupp Elevator	3,293.91	Elevator Service	Anchor Garage Operations
4178	06/23/04	Thyssen Krupp Elevator	108.50	Elevator Service	Anchor Garage Operations
4287	08/26/04	Thyssen Krupp Elevator	3,293.91	Elevator Service	Anchor Garage Operations
4328	09/13/04	Thyssen Krupp Elevator	395.25	Elevator Service	Anchor Garage Operations
4354	09/28/04	City of Miami Beach	606.00	Miscellaneous-Elevator maint.	Anchor Garage Operations
			<u>20,191.79</u>		
3783	11/04/03	Miami-Dade County Tax Collector	382,637.47	Miscellaneous-Property Taxes	Anchor Garage Operations
3791	11/12/03	City of Miami Beach	7.00	United Way Contrib. Collected 10/03	Anchor Garage Operations
3806	11/19/03	Country Bills Lawn Maintenance	228.00	Lawn Maintenance	Anchor Garage Operations
3839	12/11/03	Country Bills Lawn Maintenance	76.00	Lawn Maintenance	Anchor Garage Operations

Redevelopment Agency - City Center District
Check & Wire Transfer Register by Project & Type of Expense
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Check #	Date	Payee	Amount	Type of Expense	Project or N/A
3875	01/15/04	Country Bills Lawn Maintenance	152.00	Lawn Maintenance	Anchor Garage Operations
3884	01/20/04	Corporate Express	197.10	Office Supplies	Anchor Garage Operations
3888	01/20/04	Country Bills Lawn Maintenance	152.00	Lawn Maintenance	Anchor Garage Operations
3893	01/30/04	Hi-Rise Safety Systems	1,500.00	Miscellaneous-Fire alarm maint.	Anchor Garage Operations
3898	01/30/04	Miami Fire Equipment	184.00	Miscellaneous	Anchor Garage Operations
3899	02/03/04	Brink's Incorporated	1,680.00	Brinks services	Anchor Garage Operations
3912	02/10/04	City of Miami Beach	4.00	United Way Contrib. Collected 11/03	Anchor Garage Operations
3922	02/12/04	Brink's Incorporated	420.00	Brinks services	Anchor Garage Operations
3964	03/16/04	Brink's Incorporated	420.00	Brinks services	Anchor Garage Operations
3968	03/16/04	Corporate Express	624.36	Office Supplies	Anchor Garage Operations
3976	03/22/04	City of Miami Beach	76.00	Reimb. CMB for Country Bills Lawn Maintenance	Anchor Garage Operations
3977	03/22/04	City of Miami Beach	546.86	Reimb. CMB for Corporate Express	Anchor Garage Operations
4005	03/26/04	Integra Business Forms	500.84	Deposit slips	Anchor Garage Operations
4011	04/02/04	Country Bills Lawn Maintenance	190.00	Lawn Maintenance	Anchor Garage Operations
4013	04/07/04	Hi-Rise Safety Systems	750.00	Miscellaneous-Fire alarm maint.	Anchor Garage Operations
4044	04/21/04	Brink's Incorporated	420.00	Brinks services	Anchor Garage Operations
4053	04/26/04	Miami Fire Equipment	1,061.00	Miscellaneous-Fire alarm maint.	Anchor Garage Operations
4056	04/26/04	Corporate Express	426.20	Office Supplies	Anchor Garage Operations
4061	04/29/04	Country Bills Lawn Maintenance	152.00	Lawn Maintenance	Anchor Garage Operations
4100	05/14/04	Florida Coast Equipment	5,798.59	Miscellaneous - Kawasaki Mule	Anchor Garage Operations
4106	05/25/04	Brink's Incorporated	420.00	Brinks services	Anchor Garage Operations
4116	06/01/04	Country Bills Lawn Maintenance	152.00	Lawn Maintenance	Anchor Garage Operations
4132	06/07/04	City of Miami Beach	6.00	Reimb. CMB - Parking Refund	Anchor Garage Operations
4133	06/07/04	City of Miami Beach	844.98	Reimb. CMB - Corporate Express	Anchor Garage Operations
4134	06/07/04	B.E.A. International	2,500.00	Garage Improvements	Anchor Garage Operations
4173	06/23/04	Brink's Incorporated	420.00	Brinks services	Anchor Garage Operations
4176	06/23/04	Hi-Rise Safety Systems	96.30	Miscellaneous-Fire alarm maint.	Anchor Garage Operations
4189	06/30/04	Hi-Rise Safety Systems	750.00	Miscellaneous-Fire alarm maint.	Anchor Garage Operations
4204	07/13/04	Country Bills Lawn Maintenance	190.00	Lawn Maintenance	Anchor Garage Operations
4208	07/13/04	Miami Fire Equipment	35.45	Miscellaneous-Fire alarm maint.	Anchor Garage Operations
4232	07/26/04	Brink's Incorporated	420.00	Brinks services	Anchor Garage Operations
4260	08/10/04	Country Bills Lawn Maintenance	152.00	Lawn Maintenance	Anchor Garage Operations
4268	08/26/04	Brink's Incorporated	420.00	Brinks services	Anchor Garage Operations
4301	08/31/04	Tropical Glass & Construction	360.00	Glass repair	Anchor Garage Operations
4315	09/13/04	Country Bills Lawn Maintenance	190.00	Lawn Maintenance	Anchor Garage Operations
4332	09/21/04	Brink's Incorporated	420.00	Brinks services	Anchor Garage Operations
4350	09/28/04	FPL	60,007.30	Electricity 6/13/03-9/1/04	Anchor Garage Operations
4361	09/28/04	Miami-Dade County Tax Collector	158,586.53	2003 Property Taxes Re-assessment	Anchor Garage Operations
			<u>624,173.98</u>		
3859	12/30/03	Miami Beach Redevelopment, Inc.	10,470.69	Facility Use / Usage Fee	Anchor Garage Operations
4043	04/19/04	Miami Beach Redevelopment, Inc.	21,892.01	Facility Use / Usage Fee	Anchor Garage Operations
4135	06/07/04	Miami Beach Redevelopment, Inc.	52,430.22	Facility Use / Usage Fee	Anchor Garage Operations
4263	08/10/04	Miami Beach Redevelopment, Inc.	13,213.07	Facility Use / Usage Fee	Anchor Garage Operations
4339	09/21/04	Miami Beach Redevelopment, Inc.	4,033.46	Facility Use / Usage Fee	Anchor Garage Operations
			<u>102,039.45</u>		
3755	10/10/03	APCOA/Standard Parking	7,765.05	Salary Reimbursements	Anchor Garage Operations
3797	11/19/03	APCOA/Standard Parking	7,909.01	Salary Reimbursements	Anchor Garage Operations
3798	11/19/03	APCOA/Standard Parking	7,977.33	Salary Reimbursements	Anchor Garage Operations
3837	12/11/03	APCOA/Standard Parking	8,131.74	Salary Reimbursements	Anchor Garage Operations
3838	12/11/03	APCOA/Standard Parking	7,919.80	Salary Reimbursements	Anchor Garage Operations
3855	12/29/03	APCOA/Standard Parking	7,864.73	Salary Reimbursements	Anchor Garage Operations
3877	01/15/04	APCOA/Standard Parking	7,966.50	Salary Reimbursements	Anchor Garage Operations
3919	02/12/04	APCOA/Standard Parking	8,157.35	Salary Reimbursements	Anchor Garage Operations
3932	02/23/04	APCOA/Standard Parking	8,018.22	Salary Reimbursements	Anchor Garage Operations
3942	03/04/04	APCOA/Standard Parking	8,221.48	Salary Reimbursements	Anchor Garage Operations
3950	03/09/04	APCOA/Standard Parking	8,108.26	Salary Reimbursements	Anchor Garage Operations
3985	03/22/04	APCOA/Standard Parking	8,476.35	Salary Reimbursements	Anchor Garage Operations
4022	04/13/04	APCOA/Standard Parking	8,863.00	Salary Reimbursements	Anchor Garage Operations
4023	04/13/04	APCOA/Standard Parking	8,560.33	Salary Reimbursements	Anchor Garage Operations
4054	04/26/04	APCOA/Standard Parking	7,955.13	Salary Reimbursements	Anchor Garage Operations
4076	05/06/04	APCOA/Standard Parking	8,043.95	Salary Reimbursements	Anchor Garage Operations
4120	06/01/04	APCOA/Standard Parking	7,990.80	Salary Reimbursements	Anchor Garage Operations
4142	06/09/04	APCOA/Standard Parking	7,938.94	Salary Reimbursements	Anchor Garage Operations
4183	06/30/04	APCOA/Standard Parking	8,491.51	Salary Reimbursements	Anchor Garage Operations
4196	07/13/04	APCOA/Standard Parking	8,226.07	Salary Reimbursements	Anchor Garage Operations
4227	07/26/04	APCOA/Standard Parking	7,890.33	Salary Reimbursements	Anchor Garage Operations
4249	07/30/04	APCOA/Standard Parking	8,223.97	Salary Reimbursements	Anchor Garage Operations
4265	08/26/04	APCOA/Standard Parking	7,898.17	Salary Reimbursements	Anchor Garage Operations
4330	09/21/04	APCOA/Standard Parking	7,953.44	Salary Reimbursements	Anchor Garage Operations
4366	09/30/04	APCOA/Standard Parking	14,385.07	Salary Reimbursements	Anchor Garage Operations
			<u>208,936.53</u>		

Redevelopment Agency - City Center District
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Check #	Date	Payee	Amount	Type of Expense	Project or N/A
Wire	10/15/03	Florida Department of Revenue	7,513.22	Sales Tax Payment	Anchor Garage Operations
Wire	11/18/03	Florida Department of Revenue	8,630.80	Sales Tax Payment	Anchor Garage Operations
Wire	12/18/03	Florida Department of Revenue	9,426.49	Sales Tax Payment	Anchor Garage Operations
Wire	01/20/04	Florida Department of Revenue	9,235.66	Sales Tax Payment	Anchor Garage Operations
Wire	03/03/04	Florida Department of Revenue	9,431.78	Sales Tax Payment	Anchor Garage Operations
Wire	03/18/04	Florida Department of Revenue	12,320.68	Sales Tax Payment	Anchor Garage Operations
Wire	04/19/04	Florida Department of Revenue	14,988.66	Sales Tax Payment	Anchor Garage Operations
Wire	04/27/04	Florida Department of Revenue	150.00	Sales Tax Payment	Anchor Garage Operations
Wire	05/19/04	Florida Department of Revenue	9,861.68	Sales Tax Payment	Anchor Garage Operations
Wire	06/18/04	Florida Department of Revenue	10,175.71	Sales Tax Payment	Anchor Garage Operations
Wire	07/16/04	Florida Department of Revenue	7,954.75	Sales Tax Payment	Anchor Garage Operations
Wire	08/18/04	Florida Department of Revenue	10,778.13	Sales Tax Payment	Anchor Garage Operations
Wire	09/17/04	Florida Department of Revenue	10,696.00	Sales Tax Payment	Anchor Garage Operations
			<u>121,163.56</u>		
TOTAL ANCHOR GARAGE OPER.			1,368,904.68		
3783	11/04/03	Miami-Dade County Tax Collector	11,834.15	Miscellaneous-Property Taxes	Anchor Shops Oper.
4297	08/31/04	Comet Courier	12.06	Miscellaneous-Delivery of Deposit Slips	Anchor Shops Oper.
4361	09/28/04	Miami-Dade County Tax Collector	4,904.74	2003 Property Taxes Re-assessment	Anchor Shops Oper.
			<u>16,750.95</u>		
3846	12/17/03	Miami Beach Community Development Corp	4,102.57	Reimb. - operating exp.	Anchor Shops Oper.
3873	01/12/04	Miami Beach Community Development Corp	3,947.84	Reimb. - operating exp.	Anchor Shops Oper.
3881	01/20/04	Miami Beach Community Development Corp	2,969.82	Reimb. - operating exp.	Anchor Shops Oper.
3913	02/10/04	Miami Beach Community Development Corp	2,969.82	Reimb. - operating exp.	Anchor Shops Oper.
3957	03/09/04	Miami Beach Community Development Corp	3,022.32	Reimb. - operating exp.	Anchor Shops Oper.
4015	04/07/04	Miami Beach Community Development Corp	3,284.59	Reimb. - operating exp.	Anchor Shops Oper.
4080	05/10/04	Miami Beach Community Development Corp	2,969.82	Reimb. - operating exp.	Anchor Shops Oper.
4136	06/07/04	Miami Beach Community Development Corp	3,000.99	Reimb. - operating exp.	Anchor Shops Oper.
4206	07/13/04	Miami Beach Community Development Corp	4,325.77	Reimb. - operating exp.	Anchor Shops Oper.
4281	08/26/04	Miami Beach Community Development Corp	4,168.36	Reimb. - operating exp.	Anchor Shops Oper.
4375	09/30/04	Miami Beach Community Development Corp	3,804.39	Reimb. - operating exp.	Anchor Shops Oper.
			<u>38,566.29</u>		
Wire	10/15/03	Florida Department of Revenue	4,472.97	Sales Tax	Anchor Shops Oper.
3774	10/27/03	Florida Department of Revenue	90.03	Sales Tax	Anchor Shops Oper.
Wire	11/18/03	Florida Department of Revenue	2,831.72	Sales Tax	Anchor Shops Oper.
Wire	12/18/03	Florida Department of Revenue	7,300.71	Sales Tax	Anchor Shops Oper.
Wire	01/20/04	Florida Department of Revenue	4,059.62	Sales Tax	Anchor Shops Oper.
Wire	03/03/04	Florida Department of Revenue	4,059.57	Sales Tax	Anchor Shops Oper.
Wire	03/18/04	Florida Department of Revenue	3,881.99	Sales Tax	Anchor Shops Oper.
Wire	04/19/04	Florida Department of Revenue	3,694.31	Sales Tax	Anchor Shops Oper.
Wire	04/27/04	Florida Department of Revenue	150.00	Sales Tax	Anchor Shops Oper.
Wire	05/19/04	Florida Department of Revenue	3,415.46	Sales Tax	Anchor Shops Oper.
Wire	06/18/04	Florida Department of Revenue	3,528.24	Sales Tax	Anchor Shops Oper.
Wire	07/16/04	Florida Department of Revenue	3,621.11	Sales Tax	Anchor Shops Oper.
Wire	08/18/04	Florida Department of Revenue	3,900.05	Sales Tax	Anchor Shops Oper.
Wire	09/17/04	Florida Department of Revenue	3,620.91	Sales Tax	Anchor Shops Oper.
			<u>48,626.69</u>		
TOTAL ANCHOR SHOPS OPER.			103,943.93		
3822	12/04/03	URS Corporation	108,761.00	Construction work-library	Collins Park Cultural Center
3896	01/30/04	URS Corporation	102,662.03	Construction work-library	Collins Park Cultural Center
3963	03/12/04	The Tower Group	259,051.85	Construction work-library	Collins Park Cultural Center
3927	02/23/04	City of Miami Beach	5,473.00	CMB Construction Management-Cultural Campus	Collins Park Cultural Center
3927	02/23/04	City of Miami Beach	82,650.00	CMB Construction Management-Library	Collins Park Cultural Center
4074	05/06/04	Edward Lewis Architect	9,600.00	Professional Services - Library	Collins Park Cultural Center
4078	05/06/04	Edward Lewis Architect	8,000.00	Professional Services - Library	Collins Park Cultural Center
4079	05/10/04	URS Corporation	101,023.14	Construction work-library	Collins Park Cultural Center
4188	06/30/04	Edward Lewis Architect	1,440.00	Professional Services - Library	Collins Park Cultural Center
4213	07/13/04	Robert A.M. Stern Architects	20,000.00	Professional Services - Library	Collins Park Cultural Center
4240	07/26/04	Edward Lewis Architect	1,440.00	Professional Services - Library	Collins Park Cultural Center
4370	09/30/04	City of Miami Beach	107,333.00	Reimb CMB:Project concurrency fees	Collins Park Cultural Center
4382	09/30/04	Robert A.M. Stern Architects	720.51	Professional Services - Library	Collins Park Cultural Center
			<u>808,154.53</u>		
3865	12/31/03	City of Miami Beach	534.40	Waste & Storm Water Impact Fee	Collins Park Cultural Center
3866	12/31/03	City of Miami Beach	165.20	Waste & Storm Water Impact Fee	Collins Park Cultural Center
3867	12/31/03	City of Miami Beach	619.60	Waste & Storm Water Impact Fee	Collins Park Cultural Center
4114	06/01/04	City of Miami Beach	3,317.01	Waste & Storm Water Impact Fee	Collins Park Cultural Center
4115	06/01/04	City of Miami Beach	544.00	Waste & Storm Water Impact Fee	Collins Park Cultural Center

Redevelopment Agency - City Center District
Check & Wire Transfer Register by Project & Type of Expense
Fiscal Year 2004 (through September 30, 2004)

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
4237	07/26/04	City of Miami Beach	108.80	Waste & Storm Water Impact Fee	Collins Park Cultural Center
4359	09/28/04	City of Miami Beach	300.60	Waste & Storm Water Impact Fee	Collins Park Cultural Center
			<u>5,589.61</u>		
TOTAL COLLINS PARK CULTURAL CENTER			813,744.14		
3834	12/11/03	City of Miami Beach	3,318.59	Salary Reimbursement	Colony Theater Restoration
3835	12/11/03	City of Miami Beach	3,318.59	Salary Reimbursement	Colony Theater Restoration
3946	03/04/04	City of Miami Beach	8,296.48	Salary Reimbursement	Colony Theater Restoration
4158	06/15/04	City of Miami Beach	13,274.37	Salary Reimbursement	Colony Theater Restoration
4200	07/13/04	City of Miami Beach	3,318.59	Salary Reimbursement	Colony Theater Restoration
4270	08/26/04	City of Miami Beach	5,247.61	Salary Reimbursement	Colony Theater Restoration
4357	09/28/04	City of Miami Beach	2,779.34	Salary Reimbursement	Colony Theater Restoration
			<u>39,553.57</u>		
3752	10/07/03	City of Miami Beach	66,849.25	Transfer to CMB (Art in Public Places)	Colony Theater Restoration
3778	11/04/03	BellSouth	153.48	Miscellaneous-Telephone	Colony Theater Restoration
3824	12/04/03	BellSouth	161.75	Miscellaneous-Telephone	Colony Theater Restoration
3849	12/17/03	AT&T	16.49	Miscellaneous-Telephone	Colony Theater Restoration
3860	12/31/03	BellSouth	144.38	Miscellaneous-Telephone	Colony Theater Restoration
3883	01/20/04	AT&T	49.27	Miscellaneous-Telephone	Colony Theater Restoration
3916	02/12/04	BellSouth	145.13	Miscellaneous-Telephone	Colony Theater Restoration
3926	02/17/04	AT&T	31.61	Miscellaneous-Telephone	Colony Theater Restoration
3936	02/26/04	BellSouth	148.95	Miscellaneous-Telephone	Colony Theater Restoration
3927	02/23/04	City of Miami Beach	90,701.00	CMB Construction Management	Colony Theater Restoration
3993	03/23/04	AT&T	57.45	Miscellaneous-Telephone	Colony Theater Restoration
4004	03/26/04	BellSouth	144.56	Miscellaneous-Telephone	Colony Theater Restoration
4038	04/15/04	AT&T	42.78	Miscellaneous-Telephone	Colony Theater Restoration
4060	04/29/04	BellSouth	142.55	Miscellaneous-Telephone	Colony Theater Restoration
4073	05/03/04	Federal Express	21.63	Miscellaneous-Courier	Colony Theater Restoration
4101	05/19/04	AT&T	29.75	Miscellaneous-Telephone	Colony Theater Restoration
4113	05/26/04	BellSouth	142.65	Miscellaneous-Telephone	Colony Theater Restoration
4145	06/14/04	Miami-Dade County DERM (Voided)	0.00	Miscellaneous-Permit Fees	Colony Theater Restoration
4147	06/14/04	City of Miami Beach	5,900.00	Miscellaneous-Water Connection	Colony Theater Restoration
4148	06/14/04	City of Miami Beach	985.00	Miscellaneous-Water Connection	Colony Theater Restoration
4150	06/14/04	City of Miami Beach	8,840.00	Miscellaneous-Water Connection	Colony Theater Restoration
4166	06/17/04	AT&T	29.75	Miscellaneous-Telephone	Colony Theater Restoration
4184	06/30/04	BellSouth	142.53	Miscellaneous-Telephone	Colony Theater Restoration
4229	07/26/04	AT&T	29.70	Miscellaneous-Telephone	Colony Theater Restoration
4243	07/28/04	City of Miami Beach	2,500.00	Miscellaneous-Water Connection	Colony Theater Restoration
4245	07/30/04	BellSouth	142.57	Miscellaneous-Telephone	Colony Theater Restoration
4288	08/31/04	AT&T	29.70	Miscellaneous-Telephone	Colony Theater Restoration
4289	08/31/04	BellSouth	140.55	Miscellaneous-Tunneling & Backfilling	Colony Theater Restoration
4351	09/28/04	AT&T	59.40	Miscellaneous-Telephone	Colony Theater Restoration
4352	09/28/04	BellSouth	141.64	Miscellaneous-Telephone	Colony Theater Restoration
			<u>177,923.52</u>		
3744	10/06/03	McCartney Construction Company	215,941.30	Construction Costs	Colony Theater Restoration
3758	10/10/03	McCartney Construction Company	207,365.10	Construction Costs	Colony Theater Restoration
3820	12/04/03	McCartney Construction Company	239,071.66	Construction Costs	Colony Theater Restoration
3829	12/11/03	McCartney Construction Company	251,078.89	Construction Costs	Colony Theater Restoration
3895	01/30/04	McCartney Construction Company	300,737.59	Construction Costs	Colony Theater Restoration
3928	02/23/04	McCartney Construction Company	165,524.93	Construction Costs	Colony Theater Restoration
3972	03/16/04	McCartney Construction Company	179,000.11	Construction Costs	Colony Theater Restoration
4016	04/07/04	McCartney Construction Company	256,969.90	Construction Costs	Colony Theater Restoration
4097	05/13/04	McCartney Construction Company	305,585.76	Construction Costs	Colony Theater Restoration
4191	06/30/04	McCartney Construction Company	250,219.35	Construction Costs	Colony Theater Restoration
4252	07/30/04	McCartney Construction Company	285,277.90	Construction Costs	Colony Theater Restoration
4296	08/31/04	City of Miami Beach	218,359.09	Construction Costs	Colony Theater Restoration
4319	09/13/04	McCartney Construction Company	99,754.78	Construction Costs	Colony Theater Restoration
			<u>2,974,886.36</u>		
3743	10/06/03	R.J. Heisenbottle Architects	13,477.53	Professional Services	Colony Theater Restoration
3821	12/04/03	R.J. Heisenbottle Architects	2,508.47	Professional Services	Colony Theater Restoration
3828	12/11/03	R.J. Heisenbottle Architects	5,406.54	Professional Services	Colony Theater Restoration
3892	01/30/04	R.J. Heisenbottle Architects	6,152.50	Professional Services	Colony Theater Restoration
3951	03/09/04	R.J. Heisenbottle Architects	3,199.55	Professional Services	Colony Theater Restoration
4002	03/26/04	R.J. Heisenbottle Architects	1,049.27	Professional Services	Colony Theater Restoration
4048	04/21/04	R.J. Heisenbottle Architects	3,410.27	Professional Services	Colony Theater Restoration
4067	04/29/04	State of Florida Dept. of Mgmt. Services	60,241.00	Project Management Fees	Colony Theater Restoration
4068	04/29/04	R.J. Heisenbottle Architects	1,500.00	Professional Services	Colony Theater Restoration
4210	07/13/04	R.J. Heisenbottle Architects	3,141.93	Professional Services	Colony Theater Restoration
4214	07/13/04	R.J. Heisenbottle Architects	30,170.00	Professional Services	Colony Theater Restoration
4247	07/30/04	R.J. Heisenbottle Architects	1,922.92	Professional Services	Colony Theater Restoration

Redevelopment Agency - City Center District
Check & Wire Transfer Register by Project & Type of Expense
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Check #	Date	Payee	Amount	Type of Expense	Project or N/A
4286	08/26/04	R.J. Heisenbottle Architects	3,076.25	Professional Services	Colony Theater Restoration
4300	08/31/04	State of Florida Dept. of Mgmt. Services	14,252.00	Professional Services	Colony Theater Restoration
4346	09/21/04	State of Florida Dept. of Mgmt. Services	2,107.00	Professional Services	Colony Theater Restoration
			<u>151,615.23</u>		
TOTAL COLONY THEATER RESTORATION			3,343,978.68		
3777	10/29/03	City of Miami Beach	16,057.18	Reimb. CMB payment R.L. Saum Const.	Beachwalk Project
3779	11/04/03	Coastal Systems International, Inc.	13,390.07	Professional Services	Beachwalk Project
3813	11/20/03	R.L. Saum Construction Co.	180,880.99	Professional Services	Beachwalk Project
3826	12/04/03	Coastal Systems International, Inc.	13,157.73	Professional Services	Beachwalk Project
3836	12/11/03	City of Miami Beach	5,450.00	Water Impact & Tap Fee for New 3" Irrigation	Beachwalk Project
3880	01/20/04	Coastal Systems International, Inc.	21,010.02	Professional Services	Beachwalk Project
3889	01/20/04	R.L. Saum Construction Co.	191,878.80	Professional Services	Beachwalk Project
3900	02/03/04	Coastal Systems International, Inc.	20,288.27	Professional Services	Beachwalk Project
3924	02/12/04	R.L. Saum Construction Co.	249,998.75	Professional Services	Beachwalk Project
3983	03/22/04	City of Miami Beach	661.50	Reimb. CMB payment Miami Herald	Beachwalk Project
4006	03/26/04	R.L. Saum Construction Co.	139,218.36	Professional Services	Beachwalk Project
4050	04/26/04	R.L. Saum Construction Co.	433,655.10	Professional Services	Beachwalk Project
4168	06/18/04	City of Miami Beach	275.00	Reimb. CMB payment Naigin Gallop Figueredo	Beachwalk Project
4169	06/18/04	Nagin Gallop Figueredo	9,785.94	Legal Fees	Beachwalk Project
4170	06/18/04	Nagin Gallop Figueredo	7,186.07	Legal Fees	Beachwalk Project
4171	06/18/04	Nagin Gallop Figueredo	1,720.00	Legal Fees	Beachwalk Project
4222	07/16/04	Nagin Gallop Figueredo	668.03	Legal Fees	Beachwalk Project
4254	08/04/04	R.L. Saum Construction Co.	373,878.51	Professional Services	Beachwalk Project
4259	08/10/04	Coastal Systems International, Inc.	89,077.86	Professional Services	Beachwalk Project
4313	09/13/04	Coastal Systems International, Inc.	28,717.85	Professional Services	Beachwalk Project
4326	09/13/04	R.L. Saum Construction Co.	166,991.16	Professional Services	Beachwalk Project
4362	09/28/04	Nagin Gallop Figueredo	362.84	Legal Fees	Beachwalk Project
4374	09/30/04	L.R. Alliance Manufacturing, Inc	20,320.00	Trash Cans	Beachwalk Project
			<u>1,984,630.03</u>		
TOTAL BEACHWALK PROJECT			1,984,630.03		
3750	10/06/03	Mercedes Electric Supply, Inc.	96.94	Lighting	Lincoln Road Improv. Project
3753	10/07/03	Mercedes Electric Supply, Inc.	19,326.36	Lighting	Lincoln Road Improv. Project
3817	11/26/03	Mercedes Electric Supply, Inc.	946.26	Lighting	Lincoln Road Improv. Project
3961	03/11/04	Mercedes Electric Supply, Inc.	486.82	Lighting	Lincoln Road Improv. Project
3962	03/11/04	Mercedes Electric Supply, Inc.	1,005.22	Lighting	Lincoln Road Improv. Project
3979	03/22/04	City of Miami Beach	4,824.54	Reimb. CMB for Mercedes Electric	Lincoln Road Improv. Project
3986	03/22/04	Mercedes Electric Supply, Inc.	1,153.46	Lighting	Lincoln Road Improv. Project
3987	03/22/04	Mercedes Electric Supply, Inc.	1,171.53	Lighting	Lincoln Road Improv. Project
4001	03/26/04	Mercedes Electric Supply, Inc.	5,011.20	Lighting	Lincoln Road Improv. Project
4025	04/13/04	Mercedes Electric Supply, Inc.	4,290.00	Lighting	Lincoln Road Improv. Project
4040	04/19/04	Mercedes Electric Supply, Inc.	19.12	Lighting	Lincoln Road Improv. Project
4045	04/21/04	Mercedes Electric Supply, Inc.	349.75	Lighting	Lincoln Road Improv. Project
4058	04/26/04	Mercedes Electric Supply, Inc.	306.45	Lighting	Lincoln Road Improv. Project
4062	04/29/04	Mercedes Electric Supply, Inc.	1,061.75	Lighting	Lincoln Road Improv. Project
4066	04/29/04	Mercedes Electric Supply, Inc.	44.86	Lighting	Lincoln Road Improv. Project
4084	05/10/04	Mercedes Electric Supply, Inc.	190.83	Lighting	Lincoln Road Improv. Project
4085	05/10/04	Mercedes Electric Supply, Inc.	721.16	Lighting	Lincoln Road Improv. Project
4089	05/12/04	Mercedes Electric Supply, Inc.	220.43	Lighting	Lincoln Road Improv. Project
4098	05/14/04	Mercedes Electric Supply, Inc.	366.53	Lighting	Lincoln Road Improv. Project
4103	05/21/04	Mercedes Electric Supply, Inc.	352.33	Lighting	Lincoln Road Improv. Project
4117	06/01/04	Mercedes Electric Supply, Inc.	641.68	Lighting	Lincoln Road Improv. Project
4126	06/03/04	Mercedes Electric Supply, Inc.	428.68	Lighting	Lincoln Road Improv. Project
4163	06/15/04	Mercedes Electric Supply, Inc.	698.55	Lighting	Lincoln Road Improv. Project
4207	07/13/04	Mercedes Electric Supply, Inc.	375.14	Lighting	Lincoln Road Improv. Project
4241	07/26/04	Mercedes Electric Supply, Inc.	1,389.45	Lighting	Lincoln Road Improv. Project
4262	08/10/04	Mercedes Electric Supply, Inc.	242.97	Lighting	Lincoln Road Improv. Project
4282	08/26/04	Mercedes Electric Supply, Inc.	305.05	Lighting	Lincoln Road Improv. Project
4320	09/13/04	Mercedes Electric Supply, Inc.	1,626.00	Lighting	Lincoln Road Improv. Project
4338	09/21/04	Mercedes Electric Supply, Inc.	469.88	Lighting	Lincoln Road Improv. Project
4376	09/30/04	Mercedes Electric Supply, Inc.	5,157.07	Lighting	Lincoln Road Improv. Project
			<u>53,280.01</u>		
3788	11/06/03	City of Miami Beach	21,675.60	Property Mgmt Work	Lincoln Road Improv. Project
3789	11/06/03	City of Miami Beach	11,749.00	Property Mgmt Work	Lincoln Road Improv. Project
3832	12/11/03	City of Miami Beach	12,166.47	Property Mgmt Work	Lincoln Road Improv. Project
4144	06/09/04	City of Miami Beach	22,092.91	Property Mgmt Work	Lincoln Road Improv. Project
4146	06/14/04	City of Miami Beach	94,637.11	Property Mgmt Work	Lincoln Road Improv. Project

Redevelopment Agency - City Center District
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Check #	Date	Payee	Amount	Type of Expense	Project or N/A
4187	06/30/04	City of Miami Beach	984.21	Property Mgmt Work	Lincoln Road Improv. Project
4255	08/10/04	City of Miami Beach	2,785.59	Property Mgmt Work	Lincoln Road Improv. Project
			<u>166,090.89</u>		
3762	10/14/03	City of Miami Beach	1,474.56	Reimb. CMB for Wells Fargo Business	Lincoln Road Improv. Project
3763	10/14/03	City of Miami Beach	3,038.40	Reimb. CMB for Wells Fargo Business	Lincoln Road Improv. Project
3978	03/22/04	City of Miami Beach	10,782.72	Reimb. CMB for Wells Fargo Business	Lincoln Road Improv. Project
4034	04/13/04	Wells Fargo Business Credit, Inc.	1,751.04	Temporary Labor	Lincoln Road Improv. Project
4035	04/13/04	Wells Fargo Business Credit, Inc.	3,669.12	Temporary Labor	Lincoln Road Improv. Project
4037	04/15/04	Wells Fargo Business Credit, Inc.	1,621.44	Temporary Labor	Lincoln Road Improv. Project
4072	04/30/04	Wells Fargo Business Credit, Inc.	3,594.24	Temporary Labor	Lincoln Road Improv. Project
4086	05/10/04	Wells Fargo Business Credit, Inc.	1,860.48	Temporary Labor	Lincoln Road Improv. Project
4087	05/10/04	Wells Fargo Business Credit, Inc.	276.48	Temporary Labor	Lincoln Road Improv. Project
4096	05/13/04	Union Temporary Labor Services	19,015.79	Temporary Labor	Lincoln Road Improv. Project
4118	06/01/04	Wells Fargo Business Credit, Inc.	6,511.68	Temporary Labor	Lincoln Road Improv. Project
4125	06/03/04	Wells Fargo Business Credit, Inc.	115.20	Temporary Labor	Lincoln Road Improv. Project
4161	06/15/04	Wells Fargo Business Credit, Inc.	2,295.36	Temporary Labor	Lincoln Road Improv. Project
4174	06/23/04	Wells Fargo Business Credit, Inc.	1,566.72	Temporary Labor	Lincoln Road Improv. Project
4211	07/13/04	Wells Fargo Business Credit, Inc.	1,563.84	Temporary Labor	Lincoln Road Improv. Project
			<u>59,137.07</u>		
3761	10/14/03	City of Miami Beach	140.00	Reimb. CMB for Mobile Storage Group	Lincoln Road Improv. Project
3784	11/06/03	City of Miami Beach	140.00	Reimb. CMB for Mobile Storage Group	Lincoln Road Improv. Project
3960	03/11/04	The Mobile Storage Group	140.00	Lease of Storage Container	Lincoln Road Improv. Project
3980	03/22/04	City of Miami Beach	650.00	Reimb. CMB for Mobile Storage Group	Lincoln Road Improv. Project
4028	04/13/04	The Mobile Storage Group	140.00	Lease of Storage Container	Lincoln Road Improv. Project
4029	04/13/04	The Mobile Storage Group	140.00	Lease of Storage Container	Lincoln Road Improv. Project
4070	04/30/04	The Mobile Storage Group	140.00	Lease of Storage Container	Lincoln Road Improv. Project
4162	06/15/04	The Mobile Storage Group	140.00	Lease of Storage Container	Lincoln Road Improv. Project
4224	07/16/04	The Mobile Storage Group	140.00	Lease of Storage Container	Lincoln Road Improv. Project
4248	07/30/04	The Mobile Storage Group	140.00	Lease of Storage Container	Lincoln Road Improv. Project
4348	09/21/04	The Mobile Storage Group	120.00	Lease of Storage Container	Lincoln Road Improv. Project
			<u>2,030.00</u>		
3981	03/22/04	City of Miami Beach	19.37	Reimb. CMB for Clerk of Court	Lincoln Road Improv. Project
3990	03/22/04	City of Miami Beach	50,775.00	Reimb. CMB for The Veazy Group, Inc.	Lincoln Road Improv. Project
3991	03/22/04	City of Miami Beach	43,392.78	Reimb. CMB for Branching Out, Inc.	Lincoln Road Improv. Project
4175	06/23/04	Legacy Pools of South Florida, Inc.	43,550.00	Fountain Upgrades	Lincoln Road Improv. Project
4217	07/16/04	Branching Out, Inc.	25,867.22	Light Poles Installation	Lincoln Road Improv. Project
Wire	09/30/04	City of Miami Beach	4,541,669.00	Repayment of Lincoln Road Loan	Lincoln Road Improv. Project
			<u>4,705,273.37</u>		
TOTAL LINCOLN ROAD IMPROVE. PROJECT			4,985,811.34		
3748	10/06/03	F & L Construction	15,950.00	Co-Payment w/CMB (Humidifiers)	Bass Museum
3751	10/07/03	City of Miami Beach	31,770.00	Transfer to CMB (Art in Public Places)	Bass Museum
3794	11/14/03	The Gordian Group, Inc.	7,561.32	Contracting Services - Humidifiers	Bass Museum
3897	01/30/04	F & L Construction	68,986.36	Co-Payment w/CMB (Humidifiers)	Bass Museum
4003	03/26/04	The Gordian Group, Inc.	175.69	Contracting Services - Humidifiers	Bass Museum
4205	07/13/04	Fortress-Miami Corp	16,510.00	Storage Charges	Bass Museum
4280	08/26/04	Fortress-Miami Corp	8,255.00	Storage Charges	Bass Museum
4299	08/31/04	Fortress-Miami Corp	8,255.00	Storage Charges	Bass Museum
Wire	09/30/04	City of Miami Beach	1,593,630.00	Repayment of Bass Museum Loan	Bass Museum
			<u>1,751,093.37</u>		
TOTAL BASS MUSEUM PROJECT			1,751,093.37		
3767	10/17/03	Squire, Sanders & Dempsey, LLP	4,872.06	Legal Fees	New World Symphony
3971	03/16/04	Squire, Sanders & Dempsey, LLP	1,446.17	Legal Fees	New World Symphony
4051	04/26/04	Squire, Sanders & Dempsey, LLP	2,449.75	Legal Fees	New World Symphony
4110	05/26/04	Squire, Sanders & Dempsey, LLP	2,418.93	Legal Fees	New World Symphony
4336	09/21/04	Federal Express	20.17	Delivery to Gary Partners, LLP	New World Symphony
			<u>11,207.08</u>		
TOTAL NEW WORLD SYMPHONY			11,207.08		
4128	06/03/04	City of Miami Beach	4,909.30	CMB Construction Mgmt.	Conv. Ctr. Storm Water Impr
4185	06/30/04	City of Miami Beach	4,079.08	Reimb CMB: Hazen & Sawyer	Conv. Ctr. Storm Water Impr
4186	06/30/04	City of Miami Beach	3,744.58	Reimb CMB: Hazen & Sawyer	Conv. Ctr. Storm Water Impr
4307	09/13/04	City of Miami Beach	4,394.34	Reimb CMB: Hazen & Sawyer	Conv. Ctr. Storm Water Impr

Redevelopment Agency - City Center District
Check & Wire Transfer Register by Project & Type of Expense
Fiscal Year 2004 (through September 30, 2004)

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
4308	09/13/04	City of Miami Beach	3,600.10	Reimb CMB: Hazen & Sawyer	Conv. Ctr. Storm Water Impr
			<u>20,727.40</u>		
TOTAL CONV. CTR. STORM WATER IMPROV			20,727.40		
3927	02/23/04	City of Miami Beach	19,650.00	CMB Construction Management	Washington Ave. Streetscape
4193	06/30/04	Ric-Man International, Inc.	492,730.21	ROW Infrastructure Improvements	Washington Ave. Streetscape
			<u>512,380.21</u>		
TOTAL WASHINGTON AVE. STREETSCAPE			512,380.21		
4102	05/20/04	A.M. Stern Architects	81,802.19	Professional Architectual Services	Rotunda
4127	06/03/04	Edward Lewis Architects	4,320.00	Professional Architectual Services	Rotunda
			<u>86,122.19</u>		
TOTAL ROTUNDA			86,122.19		
3927	02/23/04	City of Miami Beach	4,721.00	CMB Construction Management	Flamingo
			<u>4,721.00</u>		
TOTAL FLAMINGO BID C			4,721.00		
3927	02/23/04	City of Miami Beach	16,389.00	CMB Construction Management	R.O.W.
3983	03/22/04	City of Miami Beach	15,014.25	Reimb. CMB for Hazen & Sawyer	R.O.W.
4014	04/07/04	City of Miami Beach	3,665.23	Reimb. CMB for Hazen & Sawyer	R.O.W.
			<u>35,068.48</u>		
TOTAL R.O.W. - CONV. CENTER STSCPE			35,068.48		
REPORT TOTAL			<u>\$ 45,955,861.46</u>		

RECONCILIATION OF CASH

FOR THE MONTH ENDED

SEPTEMBER 30, 2004

Miami Beach Redevelopment Agency - City Center District
Reconciliation of Cash
Fiscal Year 2004 (through September 30, 2004)

Cash & investments balance - 10/01/03	\$ 21,455,581
TIF Revenue - City of Miami Beach	7,611,555
TIF Revenue - Miami-Dade County	6,574,994
TIF Revenue - Children's Trust	572,876
Loews Hotel - exercise option (prepayment)	19,852,303
Interest income	196,527
Anchor Garage revenues	1,746,886
Anchor Garage State sales tax - amount received with revenues, but not included in income above	122,277
Anchor Garage deposit card receipts	2,550
Anchor Shops Rental Income	629,241
Anchor Shops State sales tax - amount received with revenues, but not included in income above	44,047
Loews Ground Lease Receipts	2,813,252
Loews Facility Use / Usage Fee	-
RDP Royal Palm Hotel, L.P. Ground Lease (incl. sales tax)	143,065
Resort Tax 50% of 1% Money	2,402,516
Real estate tax refund (Anchor garage/shops)	56,585
Miscellaneous	6,597
Anchor Garage payroll & fringes	(208,937)
Sales Tax Electronic Payments	(169,790)
Debt Service Payments	(9,076,490)
City of Miami Beach Loan Repayment	(6,135,299)
Disbursements	(9,758,900)
Cash & investments balance - 09/30/04 - per reconciliation	<u>\$ 38,881,436</u>
Cash & investments balance - per financial statements	<u>\$ 38,881,436</u>

ATTACHMENT “A”

**SUMMARY OF MAJOR
PROJECTS**

REDEVELOPMENT PROJECTS (Planned and/or Underway)

City Center Projects:

Project

Status - as of 10/11/04

Beachwalk Project

An at-grade, landscaped pedestrian beachwalk, connecting 21st Street to Lummus Park, designed and engineered by Coastal Systems International. The Project was permitted by the State of Florida in March, 1998. The Project was contested by a property owner and was stalled for almost 5 years in court. In November, 2001, the City received a Partial Notice to Proceed from the State of Florida as a result of a favorable finding for City by the courts. The full permit was issued in April 2002. Plans and bid specifications for the Beachwalk as well as the street-end improvements for 17th and 18th Street street-ends, which are part of the Beachwalk, have been updated and completed by the Architect. The Project was put out to bid during the last week of August 2002. Proposals were received during the last week of October. On November 13, 2002, the RDA awarded a contract to R. L. Saum Construction Co. to proceed with the project and appropriated \$3.7 million. Construction began during mid-March 2003 and is being phased as to mitigate adverse impact to area hotels and businesses fronting the beach. The project is anticipated to be substantially complete in mid-November 2004.

Total Project Cost: \$4.5 Million

Total CRA participation: \$4.5 Million - Construction

17th & 18th Street-end Project

The current layout of the 17th and 18th Street street-ends poses severe limitations for traffic circulation and parking, especially as it relates to the operations of the Delano and Ritz Plaza Hotels. Coastal Systems contract for the design of the Beachwalk was amended to include the development of conceptual plans and cost estimates for the extension of 17th and 18th Streets, seaward to the ECL. Plans call for extending and reconstructing both street-ends to match the Boardwalk motif. The street-end cul-de-sacs will be relocated approximately 50 to 70 feet east, respectively, to enhance the conditions of the streets and improve the street-end layout. Extension and reconstruction of the two street-ends will involve demolition and reconstruction of the public right-of-way with new curbing, paver block side-walks, asphalt pavement, striping and signage. Construction Drawings and specifications have been updated to reflect FDOT improvements and tie-ins on Collins Avenue. The Street-end Project was bid as part of the Beachwalk Project and commenced with 17th Street in August, 2004. Due to certain event-related conflicts involving area hotels, 18th Street will be delayed until Spring/Summer 2005.

Total Project Cost (est): \$750,000

Total CRA participation: \$750,000 - Construction

Project

Status - as of 10/11/04

Collins Park Cultural Center

Implementation of a Master Plan calling for the development of a new regional library, streetscape and park improvements to link cultural activities in the area, including the Bass Museum and the Miami City Ballet. Land acquisition through eminent domain was completed in January 2002 and construction documents for the remaining portions of the Cultural Campus as identified in the Master Plan have been completed. On April 10, 2002, the City awarded the construction contract for the Library to the Tower Group. Construction began in May 2002 and achieved substantial completion in October, 2004. A certificate of occupancy (TCO) remains pending subject to the resolution of certain code requirements. Negotiations with Stern Architects failed to reach an agreement for the design of Collins Park. As such, the scope of work for the Park was included in the Request for Qualifications for the Rotunda, which is part of the old library that will be preserved and converted into a public venue for performing arts and public functions. An RFQ process has resulted in the selection MC Harry & Associates to undertake the design process. Contract negotiations were finalized and award of A/E Agreement was approved on July 28, 2004. The A/E Agreement has been form approved by the City Attorney's Office and is being prepared for signature. On October 14, 2004 MC Harry was issued an Interim Notice to Proceed on the Task 1 Planning Services. Under this Interim NTP, MC Harry may begin work on the project, with total billing to the City not to exceed \$25,000.

Total Project Cost: \$18.4 Million – includes land acquisition, completed and proposed streetscape, park and surrounding infrastructure improvements.

Colony Theater Project

Total CRA participation: \$15.3 Million.

The City has engaged the State of Florida's Department of Management Services to manage the restoration and renovation of the Colony Theater. Preliminary plans called for the removal of the rear 45 feet of existing building, construction of a new stage house, small second and third floor service areas behind the stage, a fourth floor "Backstage" area, elevator, stairs, and the addition of a new vestibule and exterior access ramp to provide ADA access to the stage. The historic preservation scope involves removing the existing marquee and storefront on Lincoln Road and restoring it to its original historic appearance and modifying the interior lobby, office and concession area to be more consistent with the building's original design. Construction drawings were completed on April 29, 2002. Due to delays with structural reviews and permitting, the Project start-up was delayed by approximately 6 months, beginning in late November, 2002, and is anticipated to be substantially complete by early 2005. To date, demolition of the main stage house, as well as, non-historic portions of the lobby are completed. Vertical construction on the site of the new stage house is well underway. On March 17, 2004, the RDA had to appropriate an additional \$1.6 Million towards the project to compensate for the loss of \$500,000 in State grant funds and to address certain unforeseen project costs, which is not untypical of historic renovation projects.

Total Project Cost: \$6.3 Million

Total CRA participation: \$4.5 Million – Construction

Project

Status - as of 10/11/04

New World Symphony

The Administration has successfully negotiated a Lease and Development Agreement with the New World Symphony (NWS) regarding its proposed lease of a portion of the 17th Street Surface Parking Lot to accommodate its Sound Space design concept (the Project). As envisioned, the proposed 50,000 square foot facility will provide state-of-the-art communication and media capabilities with performance, classroom, rehearsal and broadcast space. In addition to providing a world-renowned, state-of-the-art facility, a nother focal point for the community, and the basis for considering the facility's location on this site, is that it will incorporate giant video screen(s) on one or more facades of the building, allowing the public to view live and recorded broadcasts from around the world. The Master Plan contemplates situating the facility on the west surface lot, just to the north of the exiting NWS Theater on Lincoln Road. On July 30, 2003, the Development Agreement between the City of Miami Beach and the New World Symphony, following a duly noticed public hearing, was approved on first reading. A second and final reading of the Development Agreement was held on September 10, 2003, together with a Resolution approving a Lease Agreement, following a separate public hearing. The NWS engaged world-renowned Architect, Frank Gehry to spearhead the design of the project.

Conceptual design alternatives for the proposed project have been submitted for review by the City Manager were subsequently reviewed by the Planning Board on May 25, 2004. On September 8, 2004, the City Commission endorsed one of three concept plan proposals, placing the facility on the west surface lot, with the main entrance/drop off located on Drexel Avenue and the garage facing Pennsylvania Avenue. The proposal calls for creative realignment of Drexel Avenue that allows it to stay open to traffic.

Separately, but related to the implementation of the 17th Street Master Plan and the realization of NWS' plans, proposals have been received in response to an RFQ for architectural and planning services for the programming and design of the City Hall Expansion Lot parking facility. On February 4, 2004, the City Commission authorized negotiations to proceed with the firm of Perkins and Will. A Contract is expected to be executed by the end of October, 2004

Total Project Cost: Soundspace - Min. \$40 million; Parking component - \$5 million; Park component - \$10 million

Total CRA participation: TBD

Project

Status - as of 10/11/04

City Center Right-of-Way Improvement Project

The City Center Right of Way (ROW) Infrastructure Improvement Project is a \$19 million infrastructure project which includes the restoration and enhancement of right-of-ways/streetscapes throughout City Center, including roadway, sidewalk, curb and gutter, landscape, streetscape irrigation, lighting, potable water, and storm drainage infrastructure as needed. Proposals were received in response to an RFQ for architectural and engineering services for the planning and design of the project. The selection process resulted in a contract award to Chen and Associates by the City Commission on September 8, 2004. The contract agreement with Chen and Associates is being finalized and a Project kick-off meeting will be scheduled in November. The estimated budget for the project is \$21.1 Million, comprising \$2.1 Million in soft costs and \$19 Million in hard construction costs.

Total Project Costs: \$21.1 Million

Total CRA participation: \$21.1 Million

Botanical Garden Improvements

The Miami Beach Garden Conservancy has initiated efforts to achieve accreditation of the Botanical Garden through the American Association of Museums. To this end, the Conservancy has been working with the City of Miami Beach and the RDA to define the scope of capital improvements required to achieve this goal. The City identified approximately \$1.5 Million from Series 2000 General Obligation Bonds to undertake the improvements. In July, 2003, following an RFQ selection process, EDAW was selected to undertake the planning and design of the improvements. A first design workshop was held in May 2004 and a second was held on September 21, 2004. A final design workshop will be held before the end of the year, and a final Concept Plan is expected in January 2005.

Total Project Cost: \$1.5 million

Total CRA participation: None - TBD

**CITY OF MIAMI BEACH
REDEVELOPMENT AGENCY ITEM SUMMARY**



Condensed Title:

A Resolution of the Chairman and members of the Redevelopment Agency of the City of Miami Beach, Florida, appropriating funds, in the amount of \$458,075, from the City Center Redevelopment Agency, to construct the Beach Front Restroom and Concession Facility on 21st Street.

Issue:

Shall the Chairman and Members of the Redevelopment Agency approve the appropriation of \$458,075, from the City Center Redevelopment Agency, to construct the Beach Front Restroom and Concession Facility on 21st Street?

Item Summary/Recommendation:

The City Manager was authorized to submit a request to the Miami-Dade County Safe Neighborhood Parks Bond Oversight Board in Resolution No. 2000-24182, and appropriate the funds for the reallocation of \$750,000 in bond revenues from the Boardwalk Renovation Project into the Beachfront Restroom/Concession Replacement Project. The Administration identified at the time six beachfront restroom/concession facilities which were in crucial need of replacement. The subject facilities are located in the beachfront parks east of Collins Avenue at 21st, 29th, 46th, 53rd, 64th and 72nd Streets. The existing restroom and concession facilities at those locations are in extremely deteriorating condition, are not compliant with American Disabilities Act, cannot be effectively secured, and are magnets for illicit activities. The Restrooms Facilities at 21st, 29th and 64th Streets have previously been demolished. A Resolution dated April 30, 2003 approved the award of a contract to Tran Construction, Inc., (TRAN) in the amount of \$648,000, pursuant to Bid No. 03-02/03, for the Professional Design/Build of four new Restroom/Concession Facilities within the beachfront parks located at 21st, 46th, 53rd and 64th Street respectively. Due to litigation with the original designer, there was delay on the project which was recently resolved. After resolution of the litigation and with the design documents more than sixty percent (60%) completed, TRAN has now provided a new cost for the construction of the 21st Street facility. Because of the escalating prices on labor and materials during the lengthy delay, the cost of the four restroom/concession facilities is now \$1,759,361. Due to limited funding the facility on 53rd Street will not be constructed nor will the concession facilities for the 46th and 64th Street restrooms. The price of the facilities is now reduced to \$1,217,709, which includes the 21st Street restroom cost of \$458,075. This new cost for the construction of the 21st Street includes the design cost \$14,030; construction cost \$379,430; Contingency \$37,943; AIPP \$5,691; and CIP Fee \$20,981. The 21st Street Restroom is located within the City Center Redevelopment District and funding is available to complete this facility.

Advisory Board Recommendation:

N/A

Financial Information:

Source of Funds:		Amount	Account	Approved
	1	\$458,075	City Center RDA	
Finance Dept.		\$458,075		

City Clerk's Office Legislative Tracking:

Hiram G. Siaba x 6572

Sign-Offs:

Department Director	Assistant City Manager	City Manager
TH	RCM CMC	

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C-BeachRRooms-02-11102004-CA 03

AGENDA ITEM 3A
DATE 11-10-04

CITY OF MIAMI BEACH

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH, FLORIDA 33139
www.miamibeachfl.gov



MIAMI BEACH REDEVELOPMENT AGENCY MEMORANDUM

To: Chairman and
Members of the Redevelopment Agency

Date: November 10, 2004

From: Jorge M. Gonzalez
Executive Director

Subject: A RESOLUTION OF THE CHAIRMAN AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY, APPROPRIATING FUNDS, IN THE AMOUNT OF \$458,075, FROM THE CITY CENTER REDEVELOPMENT AGENCY TIF FUNDS TO DESIGN AND CONSTRUCT THE BEACH FRONT RESTROOM LOCATED AT 21st STREET.

ADMINISTRATION RECOMMENDATION

Adopt the Resolution.

FUNDING

The Funding is available from the City Center RDA TIF Funds.

ANALYSIS

The City Manager was authorized to submit a request to the Miami-Dade County Safe Neighborhood Parks Bond (SNPB) Oversight Board in Resolution No. 2000-24182, dated November 29, 2000, and appropriate the funds for the reallocation of \$750,000 in bond revenues from the Boardwalk Renovation Project into the Beachfront Restroom/Concession Replacement Project. The Administration identified at the time six beachfront restroom/concession facilities which were in crucial need of replacement. The subject facilities are located in the beachfront parks east of Collins Avenue at 21st, 29th, 46th, 53rd, 64th and 72nd Streets. The existing restroom and concession facilities at those locations are in an extremely deteriorated condition, are not compliant with the Americans with Disabilities Act, cannot be effectively secured, and are magnets for illicit activities. The restroom facilities at 21st, 29th, and 64th Streets have previously been demolished.

Because beach tourism is vital to the economic well being of our community, and the availability of safe, clean and accessible restrooms and concession facilities is vital to beach tourism, the Administration has initiated the design of restroom and concession facilities for the aforesated facilities. The goal of the design project is to develop a standardized design for restroom facilities that will be user friendly, have low maintenance, was resistant to vandalism and securable. The facilities will be designed in different styles with and without concession facilities, so that an appropriately scaled facility can be selected for each individual location.

Resolution No. 2001-24377 granted a Certificate of Appropriateness for Demolition in Order to demolish the existing beachfront restroom facility located east of Collins Avenue at 21st Street. The demolition of this facility took place because it was condemned by the Building Department due to the negative effect on public health conditions, posed a threat to public safety and was no longer available for public use.

Corzo, Castella, Carballo, Thompson and Salman (C3TS) was awarded a contract via Resolution No. 2001-24348, dated April 18, 2001 for architectural, engineering and construction management services required to construct oceanfront restroom/concession facilities located east of Collins Avenue at 21st, 29th, 46th, 53rd and 64th Streets.

The design features included in the restroom facilities are of high-end, attractive modular units integrated with the existing architecture of Miami Beach. It captures the continuing flow of nature, with contoured circular roof lines, tapered columns and round louvered windows. Other components include aquatic related designs and uniquely landscaped plazas which feature automatic lighting and irrigation systems at each facility for an aesthetically pleasing environment. Attachment A reflects the proposed design.

After the completion of sixty percent (60%) Construction Documents, C3TS had their contract Terminated for Convenience by the City on January 14, 2002 and entered into litigation with the City due to a dispute on the percentage of completion on the documents and required payments. All design work for the Beachfront Restrooms was suspended pending the outcome of the litigation. An Invitation to Bid No. 03-02/03, for a design/build contractor to complete the design, permitting and construction of the remaining four restroom facilities was issued on December 4, 2002. The 29th Street facility was eliminated due to community opposition. The 72nd Street facility was reallocated to be constructed during the Band Shell Improvements in the North Beach Recreational Corridor Project.

Resolution No. 2003-25196, dated April 30, 2003, approved the award of a contract to Tran Construction, Inc., (TRAN) in the amount of \$648,000, pursuant to Bid No. 03-02/03, for the Professional Design/Build services required for the design, permitting and construction of four new Restroom/Concession Facilities within the beachfront parks located at 21st, 46th, 53rd and 64th Street respectively. The bid requirements included providing all labor, materials and equipment necessary to design, permit and construct the new facilities in accordance with the sixty percent (60%) design plans prepared by C3TS and the City's Design Criteria Specification Package.

Many of the residents and property owners in the vicinity of the 29th Street facility had voiced their opposition to the replacement of that specific restroom facility. Based on the majority opposition to the redevelopment of the restroom, plans to replace the 29th Street facility were discontinued. Therefore, this Resolution recommended the reallocation of the General Obligation (GO) Bond funding, of \$175,000, previously allocated to the 29th Street restroom to be used for the construction of the 46th and 53rd Street facilities. This reallocation was necessary to complete the funding for the Beach Restroom Project awarded to TRAN. The Commission did not approve this recommendation and instead directed the administration to preserve this funding for use in a potential future 35th Street Restroom Facility. The Administration was then directed to seek other sources of funding

for the project.

Funding in the amount of \$250,000 for the 35th Street Restroom Facility will be available from County GO Bond Funds approved by voters on November 2, 2004. At a later time, the Administration intends to request that the City Commission appropriate those funds along with the aforementioned \$175,000 in City G.O. Bond funds, for the design and construction of the 35th Street facility.

After resolution of the litigation with C3TS and with the design documents more than sixty percent (60%) completed, TRAN has now provided a new cost for the construction of the 21st Street facility. Because of the escalating prices on labor and materials the cost of the restroom/concession facility is now as follows:

<u>BATHROOM FACILITY:</u>	<u>21st STREET</u>
<u>FUNDING SOURCE</u>	
RDA	\$458,075
<u>COST BREAKDOWN</u>	
DESIGN	\$14,030
CONSTRUCTION COST	\$379,430
CONTINGENCY	\$37,943
AIPP	\$5,691
CIP FEE	<u>\$20,981</u>
<u>TOTAL:</u>	<u>\$458,075</u>

These costs are higher than the costs of the original TRAN bid due to the time span between such award and the current agreement negotiations with TRAN. The new costs include the consultant's services required to complete the documents, obtain the necessary permits, and the construction administration services. The areas of higher costs include steel, concrete and electrical installations where market increases have been significant in recent times. Staff has reviewed and evaluated the proposed costs and find them within acceptable parameters in the industry.

The 21st Street Restroom is located within the City Center Redevelopment Agency and funding is available to complete this facility.

RECOMMENDATION

Based on the above information, the Administration recommends construction of the full scope of the 21st Street restroom including the concession stand and recommends appropriation of the RDA funds required in the amount of \$458,075. A companion memorandum in this agenda requests additional appropriations for the other two restrooms in the TRAN bid.

Attachment

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RESOLUTION TO BE SUBMITTED

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**CITY OF MIAMI BEACH
REDEVELOPMENT AGENCY SUMMARY**

**Condensed Title:**

A Resolution setting the dates for the year 2004 Redevelopment Agency (RDA) meetings.

Issue:

Shall the dates for the 2004 Redevelopment Agency (RDA) meetings be approved?

Item Summary/Recommendation:


Pursuant to the Miami Beach Redevelopment Agency By-Laws, the Redevelopment Agency (RDA) shall meet at such times as prescribed by resolution.

The Administration recommends approving the Resolution.

Advisory Board Recommendation:

N/A

Financial Information:

Source of Funds:  Finance Dept.		Amount	Account	Approved
	1			
	2			
	3			
	4			
	Total			

City Clerk's Office Legislative Tracking:

Robert E. Parcher

Sign-Offs:

Department Director	Assistant City Manager	City Manager
		

T:\AGENDA\2004\Nov1004\Regular\2005-rda.dates-SUM.doc

AGENDA ITEM: 3B

DATE: 11-10-04

CITY OF MIAMI BEACH

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH, FLORIDA 33139
www.ci.miami-beach.fl.us



REDEVELOPMENT AGENCY MEMORANDUM

To: Mayor David Dermer and
Members of the City Commission

Date: November 10, 2004

From: Jorge M. Gonzalez
City Manager

Subject: **A RESOLUTION OF THE CHAIRMAN AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY (RDA), SETTING THE DATES FOR THE YEAR 2005 REDEVELOPMENT AGENCY MEETINGS.**

ADMINISTRATION RECOMMENDATION

Adopt the Resolution.

ANALYSIS

Pursuant to the Miami Beach Redevelopment Agency By-Laws, the Redevelopment Agency (RDA) shall meet at such times as prescribed by resolution.

In preparing the recommended meeting dates, the Administration set three (3) goals: 1) schedule RDA meetings on a three (3) week cycle; 2) schedule RDA meetings on Wednesdays; and 3) not to schedule RDA meetings during the month of August, while the RDA is in recess.

The Administration met the goals with the following exceptions:

Exception: Between the last meeting in 2004, December 8, and the proposed first meeting in 2005, January 12, there is a five (5) week break. This is to schedule around the Christmas and New Years Holidays.

Exception: The Wednesday, April 13th meeting is scheduled four (4) weeks after the previously scheduled meeting because of Miami-Dade Days the first week in April.

Exception: The Wednesday, June 8th meeting is scheduled two (2) weeks after the previously scheduled meeting because of Art Basel which is scheduled to begin Wednesday, June 15th.

Exception: The Wednesday, July 6th meeting is scheduled four (4) weeks after the previously scheduled meeting because of Art Basel as well.

Exception: Only one meeting is scheduled for September 7th, although there will be one or two additional meetings scheduled for the first and/or second reading of the budget.

Note: The Boat Show is scheduled for February 17-21 with move-in scheduled to start on February 10th and move-out scheduled on 22nd.

It is recommended that the Redevelopment Agency meetings be set as follows:

- Wednesday, January 12
- Wednesday, February 2
- Wednesday, February 23
- Wednesday, March 16
- Wednesday, April 13
- Wednesday, May 4
- Wednesday, May 25
- Wednesday, June 8
- Wednesday, July 6
- Wednesday, July 27
- August, RDA is in recess
- Wednesday, September 7
- Wednesday, October 19
- Wednesday, November 2 *
- Wednesday, November 16 * (if run-off required)
- Wednesday, December 7

* Election Related

The proposed 2005 calendar calls for 13 regularly scheduled RDA meetings, possibly two (2) election related Commission meetings, and an additional one (1) or two (2) special budget Commission meetings will be scheduled at a later time in September.

In preparing the calendar, City-designated holidays and religious holidays have been taken into consideration. Attachment "A" is a list of City of Miami Beach holidays. Attachment "B" is a list of Jewish holidays.

CONCLUSION

The Administration recommends that the Chairman and Members of the Redevelopment Agency (RDA) approve the proposed Redevelopment Agency (RDA) meeting dates for the year 2004.

JMG/REP

T:\AGENDA\2004\Nov1004\Regular\2005-rda.dates-MEMO.doc

Attachment “A”

CITY OF MIAMI BEACH **LEGAL HOLIDAYS 2004**

New Year's Day	Thursday, January 1
Dr. Martin Luther King, Jr. Day	Monday, January 19
President's Day	Monday, February 16
Memorial Day	Monday, May 31
Independence Day	Monday, July 5
Labor Day	Monday, September 6
Veterans Day	Thursday, November 11
Thanksgiving Day	Thursday, November 25
Day after Thanksgiving	Friday, November 26
Christmas	Friday, December 24
New Year's Eve	Friday, December 31

Attachment “B”

JEWISH HOLIDAYS 2004

Tu B'Shvat	Saturday, February 7
Purim	Sunday, March 7
Passover begins	Tuesday, April 6-7
Lag B'Omer	Sunday, May 9
Shavuot	Wednesday, May 26-27
Tisha B'Av	Tuesday, July 27
Rosh Hashana	Thursday/Friday, September 16-17
Yom Kippur	Saturday, September 25
Succoth	Thurs./Friday, September 30/October 1
Sh'mini Atz	Thurs./Friday, Saturday, October 7-8
Simchat Torah	Friday, October 8
Hanukkah	Saturday, December 8-15

RESOLUTION NO. _____

**A RESOLUTION OF THE CHAIRMAN AND MEMBERS OF THE
MIAMI BEACH REDEVELOPMENT AGENCY, OF THE CITY OF
MIAMI BEACH, FLORIDA SETTING THE DATES FOR THE YEAR
2005 REDEVELOPMENT AGENCY (RDA) MEETINGS.**

WHEREAS, pursuant to Section 2.04 of the Miami Beach City Charter, "the Redevelopment Agency shall meet at such times as may be prescribed by ordinance or resolution," and

WHEREAS, the proposed dates for the Year 2005 Redevelopment Agency meetings are as set forth on the attached Exhibit A.

NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, that the Mayor and City Commission hereby set the dates for the Year 2005 Redevelopment Agency meetings as set forth on the attached Exhibit A.

PASSED and ADOPTED this _____ day of November, 2004.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION



General Counsel
11-1-04
Date

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**CITY OF MIAMI BEACH
MIAMI BEACH REDEVELOPMENT AGENCY ITEM SUMMARY**



Condensed Title:

A Resolution consenting to a Lease Agreement between the Miami Beach Redevelopment Agency and ArtConnection International, Inc., for Suite #6 in the Anchor Shops, located at 100 16th Street, Miami Beach, Florida retroactively commencing on November 8, 2004 (Date subject to change).

Issue:

Shall the RDA approve the Lease Agreement with ArtConnection International, Inc?

Item Summary/Recommendation:

ArtConnection Swiss Design, L.C., became a tenant at the Anchor Shops on July 26, 2000, executing a 15-year lease for a 721 square foot space located on 16th Street, at a rate of \$21,630 (\$30/sq.ft) per year. ArtConnection (Tenant) was the creation of a husband-wife team, Mario and Gabriella Provenzano, selling custom designed jewelry from Switzerland and other small European gift items. In June, 2004, the RDA became aware that the Provenzanos had separated and were pursuing a divorce. On July 7, 2004, the RDA and MBCDC met with Mario Provenzano to address overdue rent, disposition of the lease and possible exit options. Shortly after this meeting, Mario Provenzano returned to Switzerland and has not been in contact since. During this time, the store was vacated and no further rent payments have been received, prompting the RDA to file for an eviction on grounds of abandonment and breach of contract. A final judgment of default and writ-of-possession in favor of the RDA was anticipated by no later than October 29, 2004. Shortly prior to initiating the eviction process, Gabriella Provenzano expressed her desire to remain in the space and operate the store. The issue however was that only Mario Provenzano's name was on the lease and corporate records, precluding her from being able to operate independently from her husband. Gabriella Provenzano was advised to contact her husband to assign the lease to her name, which apparently he was unwilling to do. Consequently, Gabriella Provenzano established a separate corporation under her own name called ArtConnection International, Inc., in the hope of occupying the space upon conclusion of the eviction process and a favorable ruling by the Court. Despite the complications arising out of the divorce, Gabriella Provenzano has always strived to maintain a good working relationship with MBCDC and the RDA. She has committed to resuming the business on her own and paying rent on a timely basis. Additionally, since the interior finishes and furnishings remain intact in the space, no build-out period is required, allowing Art Connection to do business upon moving in. Furthermore, in allowing Art Connection to occupy the space, the RDA will not have to incur further loss of revenue and will not have to incur the cost of brokerage fees in attempting to secure a new tenant for the space. As such, the Administration recommends executing a new lease agreement with ArtConnection International, Inc.

Advisory Board Recommendation:

Financial Information:

Source of Funds:	Amount	Account	Approved
<input type="checkbox"/>	1		
	2		
	3		
	4		
Finance Dept.	Total		

City Clerk's Office Legislative Tracking:

Christina M. Cuervo/Kent O. Bonde

Sign-Offs:

Department Director	Assistant City Manager	City Manager

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AGENDA ITEM

3C

DATE

11-10-04

CITY OF MIAMI BEACH

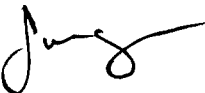
CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH, FLORIDA 33139
www.ci.miamibeachfl.gov



MIAMI BEACH REDEVELOPMENT AGENCY MEMORANDUM

To: Chairman and Members of the Board of the
Miami Beach Redevelopment Agency

Date: November 10, 2004

From: Jorge M. Gonzalez
Executive Director 

Subject: **A RESOLUTION OF THE CHAIRMAN AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY (RDA) AUTHORIZING THE CHAIRMAN AND SECRETARY TO EXECUTE A RETAIL LEASE AGREEMENT BETWEEN THE MIAMI BEACH REDEVELOPMENT AGENCY AND ARTCONNECTION INTERNATIONAL, INC., FOR SUITE #6 IN THE ANCHOR SHOPS, LOCATED AT 100 16TH STREET, MIAMI BEACH, FLORIDA; SAID LEASE TERM FOR A PERIOD OF ELEVEN (11) YEARS, COMMENCING RETROACTIVELY ON NOVEMBER 8, 2004.**

RECOMMENDATION:

Adopt the Resolution.

ANALYSIS:

ArtConnection Swiss Design, L.C., became a tenant at the Anchor Shops on July 26, 2000, executing a 15-year lease for a 721 square foot space located on 16th Street, at a rate of \$21,630 (\$30/sq.ft) per year. ArtConnection (Tenant) was the creation of a husband-wife team, Mario and Gabriella Provenzano, selling custom designed jewelry from Switzerland and other small European gift items.

In late September, 2004, the RDA initiated eviction proceedings against the Tenant for repeated incidents of non-payment of rent. The Tenant started experiencing problems with rent payments in May, 2003, requiring extensive noticing and follow-up on behalf of Miami Beach Development Corporation (MBCDC/Property Manager). In October, 2003, the RDA and the ArtConnection executed a Letter Agreement, providing for the Tenant to remit five months of back-due rent in 12 equal monthly payments, together with regularly scheduled rent payments, commencing on December 1, 2003. In May and June, 2004, the Tenant again failed to remit rent. At this time the RDA became aware that the Provenzanos had separated and were pursuing a divorce. On July 2, 2004, a wire transfer was received from the Tenant, covering all but \$529 of the overdue rent. On July 7, 2004, the RDA and MBCDC met with Mario Provenzano to address overdue rent, disposition of the lease and possible exit options. Shortly after this meeting, Mario Provenzano returned to Switzerland and has not been in contact since. During this time, the store was vacated and no further rent payments have been received, prompting the RDA to file for an eviction on grounds of abandonment and breach of contract. A final judgment of default and writ-of-possession in favor of the RDA was anticipated by no later than October 29, 2004. A complete chronology of events leading up to the eviction is included with this memorandum.

Shortly prior to initiating the eviction process, Gabriella Provenzano expressed her desire to remain in the space and operate the store. The issue however was that only Mario Provenzano's name was on the lease and corporate records, precluding her from being able to operate independently from her husband. Gabriella Provenzano was advised to contact her husband to assign the lease to her name, which apparently he was unwilling to do. Consequently, Gabriella Provenzano established a separate corporation under her own name called ArtConnection International, Inc., in the hope of occupying the space upon conclusion of the eviction process and a favorable ruling by the Court.

Despite the complications arising out of the divorce, Gabriella Provenzano has always strived to maintain a good working relationship with MBCDC and the RDA. She has committed to resuming the business on her own and paying rent on a timely basis. Additionally, since the interior finishes and furnishings remain intact in the space, no build-out period is required, allowing Art Connection to do business upon moving in. Furthermore, in allowing Art Connection to occupy the space, the RDA will not have to incur further loss of revenue and will not have to incur the cost of brokerage fees in attempting to secure a new tenant for the space. As such, the Administration recommends executing a new lease agreement with ArtConnection International, Inc., for a term of approximately eleven (11) years, (the equivalent amount of time remaining under the former lease). It should be noted that since February, 2002, the former tenant's rent payments had been reduced by 25%, as a goodwill gesture by the RDA to address a number of prevailing adverse conditions, including the lingering effects of 9/11 and a series of streetscape improvements along 16th Street, resulting in unannounced street closures and loss of pedestrian traffic. The discounted rent which was also extended to Adolfo Dominguez, was only to last for eight months. With the approval of the RDA, it remained in effect until the termination of the lease. Under the new lease agreement, Gabriella Provenzano has agreed to remit the full base rent of \$21,630 per year or \$30 per square foot. The Lease also provides for an annual CPI adjustment not to exceed 3%. A copy of the Lease Summary is included with this memorandum.

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Enclosures: ArtConnection Swiss Design, L.C. Lease Chronology
ArtConnection International, Inc., Lease Summary

RESOLUTION NO. _____

A RESOLUTION OF THE CHAIRMAN AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY (RDA) AUTHORIZING THE CHAIRMAN AND SECRETARY TO EXECUTE A RETAIL LEASE AGREEMENT BETWEEN THE MIAMI BEACH REDEVELOPMENT AGENCY AND ARTCONNECTION INTERNATIONAL, INC., FOR SUITE #6 IN THE ANCHOR SHOPS, LOCATED AT 100 16TH STREET, MIAMI BEACH, FLORIDA; SAID LEASE TERM FOR A PERIOD OF ELEVEN (11) YEARS, COMMENCING RETROACTIVELY ON NOVEMBER 8, 2004.

WHEREAS, on July 26, 2000, ArtConnection Swiss Design, L.C., (Tenant) executed a fifteen (15) year Retail Lease Agreement for a 721 square foot space in the Anchor Shops of South Beach, located at 100 16th Street, Suite 6, Miami Beach, Florida (the "Lease Agreement"); and

WHEREAS, ArtConnection was the creation of a husband-wife team, Mario and Gabriella Provenzano, selling custom designed jewelry from Switzerland and other small European gift items; and

WHEREAS, in June, 2004, the RDA was made aware that the Provenzanos had separated and were pursuing a divorce; and

WHEREAS, on July 7, 2004, the RDA met with Mario Provenzano to address overdue rent, disposition of the Lease Agreement and possible termination options; and

WHEREAS, shortly after this meeting, Mario Provenzano returned to Switzerland and the RDA has not been able to contact him since; and

WHEREAS, since this time, the Lease Premises were vacated and no further rent payments have been received, prompting the RDA to file for an eviction on grounds of abandonment and breach of contract; and

WHEREAS, a final judgment of default was issued in favor of the RDA on Wednesday, October 27, 2004; and

WHEREAS, Gabriella Provenzano has expressed a desire to remain in the Premises and operate the store independently of ArtConnection Swiss Design, LLC; and

WHEREAS, Gabriella Provenzano has established a separate corporate entity under her own name, ArtConnection International, Inc., in the hope of occupying the space upon conclusion of the eviction process and a favorable ruling by the Court; and

WHEREAS, Gabriella Provenzano has always strived to maintain a good working relationship with the RDA, and has committed to resuming the business on her own and paying rent on a timely basis; and

WHEREAS, since the interior finishes and furnishings remain intact in the Premises, no build-out period is required, allowing Art Connection to do business upon moving in; and

WHEREAS, in allowing the new entity, Art Connection, to occupy the Premises, the RDA will not have to incur further loss of revenue and will not have to incur the cost of brokerage fees in attempting to secure a new tenant for the space; and

WHEREAS, the Administration recommends executing a new Retail Lease Agreement with ArtConnection International, Inc., for a term of approximately eleven (11) years, at a base rent of \$21,630 per year, or \$30 per square foot.

NOW, THEREFORE, BE IT DULY RESOLVED BY THE CHAIRMAN AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY, that the Chairman and Secretary be authorized to execute a Retail Lease Agreement between the Miami Beach Redevelopment Agency and ArtConnection International, Inc, for Suite #6 in the Anchor Shops, located at 100 16th Street, Miami Beach, Florida; said Lease Term for a period of eleven (11) years, commencing retroactively on November 8, 2004.

PASSED and ADOPTED this 10th day of November, 2004.

ATTEST:

SECRETARY

JMG\CMC\KOB

CHAIRMAN

t:\Agenda\2004\Nov10\Art Connection Lease.Res.doc

**APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION**



Redevelopment Agency
General Counsel

11-30-04
Date

**ArtConnection Swiss Design
Lease Chronology**

Lease execution – July 26, 2000

Annual Rent - \$21,630 - \$1,802.50/month

Rent Commencement Date - October 26, 2000

Gross Rentable Area – 721 sq.ft.

Lease Term - 15 years

Jan 15, 2001 – Letter received from Tenant’s Attorney, advising that Landlord is in default of Agreement as a result of street flooding, delaying approval of Tenant’s plans, and misrepresenting leasing status of the Anchor Shops.

Jan 23, 2001 – Landlord submits correspondence to Tenant’s attorney, disproving default allegations. Landlord offers 3 months extension on rent commencement on account of delays w/ permitting process.

Landlord extends rent commencement date to July 1, 2001

Aug 9, 2001 – Letter received from Tenant advising of problems w/ taxi cabs, homeless people and construction activity in the area, impacting business

Oct 11, 2001 – letter received from Tenant’s Attorney advising of damage due to roof leak and requesting repairs by Landlord and reimbursement for damage incurred by Tenant.

Oct 23, 2001 – Meeting with Commissioner Garcia, Tenant and RDA (Landlord), to discuss roof leak and recourse. Tenant advised of workmanship issues with the Contractor, including incorrectly poured terrazzo floors. Landlord recommended that Tenant pursue action against the Contractor for damages.

Landlord engaged Murton Roofing to perform roof leak assessment and to attempt to repair the problem.

November 21, 2001 – Landlord replies to Tenant’s Attorney, advising that leaks were reported only after completion of Tenant’s improvements in July, 2001, and that the Tenant’s Contractor may have perforated the split slab membrane while hanging the drop ceiling. Tenant also advised that Sections 5.2 & 5.3 of the Lease clearly state that it is Tenant’s responsibility to maintain adequate contents insurance and that Landlord is not responsible for damages.

ArtConnection Swiss Design
Lease Chronology
Page 2

Jan 4, 2002 – Due to impact of construction activity on 16th Street associated with 1601 Washington Ave, lingering effects of 9/11 and other hardships endured by tenants along 16th Street, (ArtConnection and AD) Landlord provides Tenants with a 25% discount on rent for an 8 month period.

Jan 24, 2002 – Landlord issues letter to Tenant advising that despite extensive invasive testing and preventative maintenance to repair the leak, Murton Roofing was unable to definitively determine the source of the leak. Tenant was further advised to commence repairs to the interior of the premises.

Feb 1, 2002 – Letter received from Tenant's Attorney, indicating that ceiling was still leaking.

Feb 20, 2002 – Landlord responded to Tenant's Attorney, indicating that additional seepage occurred as a result of pouring of new concrete slab that was removed to test and fix the leak.

June 4, 2002 – Letter received from Tenant advising of Taxi issues and re-appearance of a small leak in ceiling.

Sept 18, 2002 - Rent check for Aug, 2002, in the amount of \$1,439.75, returned for insufficient funds.

May 13, 2003 – Tenant advised that rent will remain discounted by 25%. However, 3% cpi increase, calculated against original base rent, will go into effect, per Lease Agreement.

June 13, 2003 – Landlord issued correspondence to Tenant advising of non-payment of 5 months rent, (returned check for Aug, 2002 rent plus period from May – Aug, 2003).

Aug 28, 2003 – Meeting between Mario Provenzano (Tenant), MBCDC and Landlord to address resolving outstanding issues.

Oct 7, 2003 - Landlord and Tenant execute a Letter Agreement providing for tenant to remit back-due rent in 12 equal monthly payments, together with regularly scheduled rent payments, for a total monthly payment of \$2,131.19 commencing on Dec 1, 2003.

May 15, 2004 – 3-day notice issued to Tenant for non-payment of rent & penalties for May, 2004, - Total of \$2,237.74

June 15, 2004 – 3-day notice issued to Tenant for non-payment of rent & penalties for May and June, 2004, - Total of \$4,792.87

ArtConnection Swiss Design
Lease Chronology
Page 3

July 7 – MBCDC meeting with Tenant to discuss status of Lease and pending divorce between Mario Provenzano and his wife.

July 2, 2004, - Wire transfer received from Tenant in the amount of \$4,263.82 - applied towards amount due.

July 8, 2004 – 3-day notice issued to Tenant for non-payment of rent & penalties for July, 2004, - Total of \$2,237.74

July 21, 2004 – Letter to Tenant reminding of balance due on July, 2004 rent plus penalties, plus rent due for Aug, 2004, - Total of \$4,476.94

Aug 11, 2004 – Submitted written request to Legal Department, seeking advice on proceeding with eviction proceedings.

Week of Sept 27 – Legal Department files complaint for eviction with the Court

October 22, 2004 – Action of default filed by Court as defendant failed to file a response to the complaint

Week of October 25 – Pending final Judgment of Default and Writ-of-Possession from the presiding Judge.

LANDLORD:

Miami Beach Redevelopment Agency, a public body
corporate and politic
1700 Convention Center Drive
Miami Beach, Florida 33139

TENANT:

ArtConnection International, Inc
100 16th Street, Suite 6
Miami Beach, FL 33139

DATE OF EXECUTION:

_____, 2004

**ANCHOR SHOPS AT SOUTH BEACH
RETAIL LEASE**

LEASE SUMMARY

The following is a summary of basic lease provisions with respect to the Lease. It is an integral part of the Lease, and terms defined or dollar amounts specified in this Summary shall have the meanings or amounts as stated, unless expanded upon in the text of the Lease and its Exhibits, which are attached to and made a part of this Summary.

1. Date of Lease Execution: _____, 2004.
2. "Landlord": Miami Beach Redevelopment Agency
3. Landlord's Address:
Miami Beach Redevelopment Agency
1700 Convention Center Drive
Miami Beach, Florida 33139
Attention: Ms. Christina Cuervo, Assistant Director

with a copy to:

City of Miami Beach
Miami Beach Redevelopment Agency
1700 Convention Center Drive
Miami Beach, Florida 33139
Attention: Legal Department
4. "Tenant": ArtConnection International, Inc
5. Tenant's Address: 100 16th Street, Suite 6
Miami Beach, FL 33139
6. "Guarantor": Gabriella Myrtha Provenzano
7. Guarantor's Address: c/o Hanna Rabenseifner, Esq.
905 Brickell Bay Drive, Suite 730
Miami, FL 33131
8. Premises (section 1.1): 100 16th Street – Suite #6
Miami Beach, FL 33139
As shown on Exhibit "B"
9. Gross Rentable Area of Premises (section 1.1): Approximately 721 square feet
10. Gross Rentable Area of Retail Space (section 1.1): Approximately 20,500 rentable square feet
11. Tenant's Proportionate Share (section 2.4): N/A
12. Permitted Use of Premises (section 3.1): First-class retail store selling upscale fine custom-made jewelry (and subject to the prohibited uses described in Exhibit "D" to the Lease)

13. Term of Lease (section 1.1):

Approximately eleven (11) years

"Commencement Date": The date that Landlord delivers possession of the Premises to Tenant or (Date of Occupancy), whichever is earlier.

"Rent Commencement Date": The date Tenant opens for business or (Date of Occupancy), whichever is earlier.

"ExpirationDate": Eleven (11) year after the "Rent Commencement" Date.

14. "Minimum Rent" (section 2.2):

<u>MONTHS</u>	<u>ANNUAL MINIMUM RENT</u>	<u>MONTHLY PAYMENT (PLUS SALES TAX)</u>
Commencement Date - Rent Commencement Date	\$ 0.00	\$0.00
Rent Commencement Date - next succeeding twelve months *	\$21,630.00	\$1,802.50

* Beginning with the thirteenth (13th) month after the Rent Commencement Date, and thereafter at the beginning of each succeeding year during the Term of the Lease, the Minimum Rent shall be adjusted by multiplying the Minimum Rent then being paid by a fraction, the numerator of which shall be the Consumer Price Index - U.S. City average for urban wage earners and clerical workers all items (1982-84 equals 100) ("CPI") for the third month-preceding the month of adjustment, and the denominator of which shall be the CPI for the fifteenth month preceding the month of adjustment. Anything herein to the contrary-notwithstanding, in no event shall Minimum Rent in any year be less than the Minimum Rent paid for the immediately prior year. Should the CPI become unavailable, a reasonable substitute prepared by the U.S. Department of Labor or other source, as designated by Landlord, shall be used. Minimum Rent shall continue to be payable in monthly installments as otherwise described above until Landlord notifies Tenant of the new monthly Minimum Rent installment amount. Landlord shall attempt to so notify Tenant prior to the commencement of each adjustment date. However, failure of Landlord to timely notify Tenant of the new monthly Minimum Rent installment amount shall not be deemed a waiver by Landlord of the increased rental; the new monthly amount (or any portion to previously paid) shall be payable, retroactive to the commencement of the new adjustment date, upon notification by Landlord to Tenant of the new monthly Minimum Rent installment amount. Notwithstanding the foregoing, the annual Minimum Rent shall not be increased by more than three percent (3%) from the Minimum Rent payable for the immediately prior year.

15. Percentage Rental (section 2.3):

N/A

16. Prepaid Rent (section 2.2):

N/A

17. Security Deposit (section 2.7):

\$3,605.00 (excludes sales tax) (due upon execution of Lease)

18. Cost Pass-Throughs (section 2.4):

N/A

19. Comprehensive General
Liability Insurance (section 6.1):

\$2,000,000.00

- | | | |
|-----|---|-----------------------------------|
| 20. | Monthly Promotional Charge
(<u>section 13.1</u>): | N/A |
| 21. | <u>Broker(s) (section 14.12)</u> : | N/A |
| 22. | <u>Completion Date for Tenant's Work</u>
(<u>section 5.1</u>): | N/A |
| 23. | <u>Trade Name (section 3.1)</u> : | ArtConnection International, Inc. |

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**CITY OF MIAMI BEACH
MIAMI BEACH REDEVELOPMENT AGENCY ITEM SUMMARY**



Condensed Title:

A Resolution authorizing the Executive Director to execute a Letter Agreement between the Miami Beach Redevelopment Agency and Adolfo Dominguez USA, Inc., defining the terms and conditions by which Adolfo Dominguez USA, Inc., may terminate its lease of suites 1,2,3 and 4 in the Anchor Shops, located at 100 16th Street, Miami Beach, Florida.

Issue:

Shall the RDA authorize execution of the Letter Agreement between the Redevelopment Agency and Adolfo Dominguez USA, Inc.?

Item Summary/Recommendation:

Adolfo Dominguez USA, Inc., has been a tenant at the Anchor Shops since September 13, 2000, executing a lease agreement for 2,884 square feet along 16th Street, for a term of 10 years at an annual rate of \$86,520 (\$30/sq.ft). The Anchor Shops location is the Spanish company's first retail store in the United States for women's, men's and youth apparel. Since officially opening its doors in September, 2001, the Tenant has a difficult time in achieving its sales expectations, laying fault on a number of factors, including its location along 16th Street, the lack of pedestrian traffic, the homeless problem and crime. Despite extensive efforts by the Administration and Miami Beach Community Development Corporation (MBCDC/Property manager), to address the Tenant's concerns, the Tenant has failed to achieve profitable sales. As such, the Tenant has asked for early termination of its Lease. Upon consultation with Felenstein, Koniver Stern (FKS), the RDA's Leasing Broker, the Administration recommends allowing for early termination of the Lease Agreement subject to the following conditions:

On the earlier of (i) the date Tenant quits and surrenders the Premises to Landlord, or (ii) December 1, 2004, the Tenant shall remit no less than one (1) year's Rent, plus sales tax, payable in a lump sum amount, due on December 1, 2004 of \$72,209.64, or payable in twelve (12) equal monthly installments, in the amount of \$6,017.47 per month, commencing on December 1, 2004, and ending on November 1, 2005. The Rent payments shall be equivalent to the most recent Rent payment due preceding the surrender to Landlord of the Premises.

Tenant further agrees to reimburse the Landlord for any brokerage fees associated with procuring a new lease or leases for the premises, which fees shall not exceed the sum of six (6) percent of the Minimum Rent for years one through five, four (4) percent of the Minimum Rent for years six through 10 and three (3) percent of the Minimum Rent for the remaining terms of the lease.

To the extent the RDA Board concurs with these conditions, the attached Letter Agreement has been drafted for execution by the Tenant and the Executive Director.

Advisory Board Recommendation:

Financial Information:

Source of Funds:		Amount	Account	Approved
	1			
	2			
	3			
	4			
	Total			

City Clerk's Office Legislative Tracking:

Christina M. Cuervo/Kent O. Bonde

Sign-Offs:

Department Director	Assistant City Manager	City Manager

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AGENDA ITEM

3D

DATE

11-10-04

CITY OF MIAMI BEACH

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH, FLORIDA 33139
www.ci.miamibeachfl.gov



MIAMI BEACH REDEVELOPMENT AGENCY MEMORANDUM

To: Chairman and Members of the Board of the
Miami Beach Redevelopment Agency

Date: November 10, 2004

From: Jorge M. Gonzalez
Executive Director

Subject: **A RESOLUTION OF THE CHAIRMAN AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A LETTER AGREEMENT BETWEEN THE MIAMI BEACH REDEVELOPMENT AGENCY AND ADOLFO DOMINGUEZ USA, INC., DEFINING THE TERMS AND CONDITIONS BY WHICH ADOLFO DOMINGUEZ USA, INC., MAY TERMINATE PRIOR TO EXPIRATION OF THE TERM PROVIDED THEREUNDER, ITS RETAIL LEASE AGREEMENT OF SUITES 1, 2, 3 AND 4 IN THE ANCHOR SHOPS, LOCATED AT 100 16TH STREET, MIAMI BEACH, FLORIDA.**

RECOMMENDATION:

Adopt the Resolution.

ANALYSIS:

Adolfo Dominguez USA, Inc., has been a tenant at the Anchor Shops since September 13, 2000, executing a lease agreement for 2,884 square feet along 16th Street, for a term of 10 years at an annual rate of \$86,520 (\$30/sq.ft). Adolfo Dominguez (Tenant) is a Spanish clothing designer, operated under Adolfo Dominguez, S.A., a publicly traded company, with over 142 stores throughout Europe, Asia and South America. The Anchor Shops location is the Company's first retail store in the United States for women's, men's and youth apparel. Since officially opening its doors in September, 2001, the Tenant has a difficult time in achieving its sales expectations, laying fault on a number of factors, including its location along 16th Street, the lack of pedestrian traffic, the homeless problem and crime. Both Miami Beach Community Development Corporation (MBCDC/Property Manager) and RDA staff have worked tirelessly to mitigate some of the Tenant's concerns and to assist in creating venues to market the Anchor Shops, including but not limited to, extensive media advertising in local and national publications, the creation of a website and spearheading the creation of a merchant's association to fund future publicity efforts. Furthermore, in February, 2002, the RDA, as a gesture of goodwill, reduced the Tenant's rent by 25% to address a number of prevailing adverse conditions, including the lingering effects of 9/11 and a series of streetscape improvements along 16th Street that resulted in unannounced street closures and further loss of pedestrian traffic. The discounted rent which was also extended to Art Connection Swiss Design, was only to last for eight months. With the approval of the RDA, it currently remains in effect. Despite these initiatives, the Tenant continues not to realize profitable sales revenues and is seeking early termination of the Lease Agreement.

On July 27, 2004, a meeting was held with Susana Varsky of Adolfo Dominguez, to discuss possible exit strategies. In accordance with Section 8.1 of the Lease Agreement, the Tenant was advised that its obligations to the RDA (Landlord) shall remain in full force and effect until an acceptable tenant is identified and approved by the Landlord. As such, it would be the Tenant's obligation to either procure an acceptable sublease for the remaining term of the Lease Agreement, (as has been done in the past by two other tenants at the Anchor Shops), or the Tenant could remit the balance of rent due plus annual CPI increases for the remaining 6-year term of the Lease, which at the time of the meeting, was estimated at approximately \$505,127. The Tenant opted to attempt finding a suitable sublease for the space.

On October 8, 2004, the Administration and MBCDC again met with Susana Varsky, who indicated that she was not having luck in securing a subtenant and that she had been further impacted by the loss of business resulting from the recent hurricanes that struck Florida. Consequently, she was not able to remit full rent for the month of October. Ms. Varsky asked the RDA to reconsider its options for allowing her to exit the lease, offering to pay something other than the remaining lease term.

Upon consultation with Felenstein, Koniver Stern (FKS), the RDA's Leasing Broker, the Administration recommends allowing for early termination of the Lease Agreement subject to the following industry acceptable conditions:

On the earlier of (i) the date Tenant quits and surrenders the Premises to Landlord, or (ii) December 1, 2004, the Tenant shall remit no less than one (1) year's Rent, plus sales tax, payable in a lump sum amount, due on December 1, 2004 of \$72,209.64, or payable in twelve (12) equal monthly installments, in the amount of \$6,017.47 per month, commencing on December 1, 2004, and ending on November 1, 2005. The Rent payments shall be equivalent to the most recent Rent payment due preceding the surrender to Landlord of the Premises. The Release of Tenant will not be effective until final payment is received.

Tenant further agrees to reimburse the Landlord for any brokerage fees associated with procuring a new lease or leases for the premises, which fees shall not exceed the sum of six (6) percent of the Minimum Rent for years one through five, four (4) percent of the Minimum Rent for years six through 10 and three (3) percent of the Minimum Rent for the remaining terms of the lease.

To the extent the RDA Board concurs with these conditions, the attached Letter Agreement has been drafted for execution by the Tenant and the Executive Director.

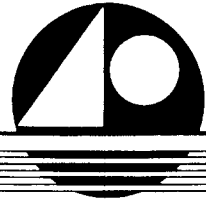
It should be noted that the Administration has had very preliminary discussions with Nextel Communications that is seeking to lease space for equipment storage. The space occupied by Adolfo Dominguez has been discussed as an option, however, since Nextel is not contemplating a retail outlet, it may not be a viable location.

Based on discussions with FKS, 16th Street, between Collins and Washington Avenues, is not particularly conducive for retailers such as Adolfo Dominguez, that instead require the synergy of a shopping mall environment and heavy pedestrian activity to survive. To the extent that Nextel is not interested in the space, KFS believes that it may be best to pursue service-oriented businesses for the space.

JMG/CMC/KOB/rar
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Enclosures: Proposed Letter Agreement

Miami Beach
Redevelopment Agency
1700 Convention Center Drive
Miami Beach, Florida 33139
Telephone: (305) 673- 7295
Fax: (305) 673- 7772



November 10, 2004

Ms. Susana Varsky
Adolfo Dominguez
Anchor Shops
100 16th Street, Suite #1-4
Miami Beach, Fl. 33139

RE: Anchor Shops at South Beach Retail Lease, dated September 13, 2004, by and between the Miami Beach Redevelopment Agency (Landlord) and Adolfo Dominguez USA, Inc. (Tenant) for the Premises located at 100 16th Street, Suite #1-4, Miami Beach, Florida 33139

Dear Ms. Varsky:

Pursuant to our meeting on October 7, 2004, this Letter Agreement shall memorialize the understanding between the Miami Beach Redevelopment Agency (RDA or Landlord) and Adolfo Dominguez USA, Inc. (Tenant), for early termination of the above referenced Retail Lease Agreement.

On the earlier of (i) the date Tenant quits and surrenders the Premises to Landlord, or (ii) December 1, 2004, the Tenant shall remit no less than one (1) year's Rent, plus sales tax, payable in a lump sum amount, due on December 1, 2004 of \$72,209.64, or payable in twelve (12) equal monthly installments, in the amount of \$6,017.47 per month, commencing on December 1, 2004, and ending on November 1, 2005. The Rent payments shall be equivalent to the most recent Rent payment due preceding the surrender to Landlord of the Premises.

Tenant further agrees to reimburse the Landlord for any brokerage fees associated with procuring a new lease or leases for the Premises, which fees shall not exceed the sum of six (6) percent of the Minimum Rent for years one through five; four (4) percent of the Minimum Rent for years six through ten; and three (3) percent of the Minimum Rent for the remaining term of the lease.

Upon Tenant's full and faithful performance of the conditions set forth in this Letter Agreement, including payment in full by Tenant of the amounts due to Landlord herein, Landlord shall voluntarily terminate the above referenced Retail Lease Agreement and shall release Tenant from any further obligation thereunder, except for any terms and conditions of said Lease which, by their express terms, are intended and survive termination.

An action to enforce the terms and conditions of this Letter Agreement may be brought by the Landlord and may be an action at law or in equity against any party or person attempting to violate any provision of said Letter Agreement, either to restrain violations or to recover damages. This Letter Agreement shall be enforceable in Miami-Dade County, Florida and if legal action is necessary by any party with respect to the enforcement of any and all terms and conditions therein, exclusive venue for the enforcement of same shall lie in Miami-Dade County, Florida.

**SOUTH POINTE
Redevelopment District**

**CITY CENTER
Redevelopment District**

If the aforesated terms and conditions of this Letter Agreement meet with Adolfo Dominguez USA, Inc.'s approval, please have the duly authorized representatives of Adolfo Dominguez USA, Inc. acknowledge, execute and attest to same in the spaces provided below. Upon execution by the Miami Beach Redevelopment Agency, we will forward a fully executed copy to your attention for your records.

Sincerely,

Christina M. Cuervo
Assistant Director

CMC:kob
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c: Jorge M. Gonzalez, Executive Director
Raul J. Aguila, First Assistant City Attorney
Kent O. Bonde, Redevelopment Coordinator
Roberto Datorre, President, Miami Beach Development Corporation

I have read this letter Agreement and fully understand same, agree to be bound by the terms and conditions contained herein.

Adolfo Dominguez USA, Inc

Miami Beach Redevelopment Agency

By: _____
Signature

By: _____
Signature

Print Name/Title

Jorge M. Gonzalez,
Executive Director

Witnessed by:

By: _____
Signature

Print Name

Witnessed by:

By: _____
Signature

Print Name

A RESOLUTION OF THE CHAIRMAN AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A LETTER AGREEMENT BETWEEN THE MIAMI BEACH REDEVELOPMENT AGENCY AND ADOLFO DOMINGUEZ USA, INC., DEFINING THE TERMS AND CONDITIONS BY WHICH ADOLFO DOMINGUEZ USA, INC., MAY TERMINATE, PRIOR TO EXPIRATION OF THE TERM PROVIDED THEREUNDER, ITS RETAIL LEASE AGREEMENT OF SUITES 1, 2, 3 AND 4 IN THE ANCHOR SHOPS, LOCATED AT 100 16TH STREET, MIAMI BEACH, FLORIDA.

WHEREAS, on September 13, 2000, Adolfo Dominguez USA, Inc., (Tenant) executed a ten (10) year Retail Lease Agreement with the Miami Beach Redevelopment Agency (RDA) for 2,884 square feet of space, located in the Anchor Shops of South Beach, located at 100 16th Street Suites 1-4, Miami Beach, Florida, and

WHEREAS, since officially opening its doors in September, 2001, the Tenant has had a difficult time in achieving its sales expectations, laying fault on a number of factors, including its location along 16th Street, the lack of pedestrian traffic, the homeless problem and crime; and

WHEREAS, in February, 2002, the RDA, as a gesture of goodwill, reduced the Tenant's rent by 25% to address a number of prevailing adverse conditions, including the lingering effects of 9/11 and a series of streetscape improvements along 16th Street that resulted in unannounced street closures and loss of pedestrian traffic; and

WHEREAS, despite the reduction in rent, the Tenant continues not to realize profitable sales revenues and is seeking early termination of its Lease Agreement; and

WHEREAS, on July 27, 2004, a meeting was held with the Tenant, to discuss possible exit options from the Lease Agreement; and

WHEREAS, in accordance with Section 8.1 of the Lease Agreement, the Tenant was advised that its obligations to the RDA shall remain in full force and effect until an acceptable tenant is identified and approved by the Landlord; and

WHEREAS, it would be the Tenant's obligation to either procure an acceptable sublease for the remaining term of the Lease Agreement, or the Tenant could remit the balance of rent due plus annual CPI increases for the remaining 6-year term of the Lease; and

WHEREAS, the Tenant opted to attempt to find a suitable sublease for the space; and

WHEREAS, on October 8, 2004, the RDA met with the Tenant, who indicated that it was not having luck in securing a subtenant and that they had been further impacted by the loss of business resulting from the recent hurricanes to strike South Florida; and

WHEREAS, the Tenant asked the RDA to reconsider its options for allowing it to exit the Lease, offering to pay something other than the balance of the remaining Lease Term; and

WHEREAS, upon researching various industry acceptable options, the Administration recommends allowing for early termination of the Lease Agreement subject to the following conditions:

- On the earlier of (i) the date Tenant quits and surrenders the Premises to Landlord, or (ii) December 1, 2004, the Tenant shall remit no less than one (1) year's Rent, plus sales tax, payable in a lump sum amount, due on December 1, 2004 of \$72,209.64, or payable in twelve (12) equal monthly installments, in the amount of \$6,017.47 per month, commencing on December 1, 2004, and ending on November 1, 2005. The Rent payments shall be equivalent to the most recent Rent payment due preceding the surrender to Landlord of the Premises.
- Tenant further agrees to reimburse the Landlord for any brokerage fees associated with procuring a new lease or leases for the premises, which fees shall not exceed the sum of six (6) percent of the Minimum Rent for years one through five, four (4) percent of the Minimum Rent for years six through 10 and three (3) percent of the Minimum Rent for the remaining terms of the lease; and

WHEREAS, the attached Letter Agreement, specifying the aforesated terms and conditions, has been drafted for execution by the Tenant and the Executive Director.

NOW, THEREFORE, BE IT DULY RESOLVED BY THE CHAIRMAN AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY, that the Chairman and Secretary are hereby authorized to execute a Letter Agreement between the Miami Beach Redevelopment Agency and Adolfo Dominguez, USA, Inc., defining the terms and conditions by which Adolfo Dominguez USA, Inc., may terminate, prior to expiration of the Term provided thereunder, its Retail Lease Agreement of Suites 1-4 in the Anchor Shop, located at 100 16th Street, Miami Beach, Florida

PASSED and ADOPTED this 10th day of November, 2004.

ATTEST:


**APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION**

SECRETARY

CHAIRMAN

JMG\CMC\KOB

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Redevelopment Agency
General Counsel

11-3-04
Date

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**CITY OF MIAMI BEACH
MIAMI BEACH REDEVELOPMENT AGENCY ITEM SUMMARY**



Condensed Title:

A Resolution appropriating \$458,627 in available South Pointe Redevelopment Trust Funds and authorizing reimbursement to the Courts of South Beach, Ltd., for street improvements to First Street between Jefferson and Washington Avenues and to Meridian Avenue between First and Second Streets, pursuant to the Fourth Extension and Clarification Agreement dated July 26, 2000 (the "Contract"), between the City, the RDA, and the Courts at South Beach Limited, a Florida limited partnership f/k/a Cobb Partners South Beach, Ltd. (the "Developer").

Issue:

Shall the RDA appropriate the funds and reimburse the Courts of South Beach, Ltd., for street improvements to First Street between Jefferson and Washington Avenues and to Meridian Avenue between First and Second Streets, pursuant to the Fourth Extension and Clarification Agreement dated July 26, 2000 (the "Contract")?

Item Summary/Recommendation:

Pursuant to the Fourth Extension and Clarification Agreement dated July 26, 2000 (the "Contract"), between the City, the RDA, and the Courts at South Beach Limited, a Florida limited partnership f/k/a Cobb Partners South Beach, Ltd. (the "Developer"), collectively referred to as the "Parties", the RDA was obligated to construct certain streetscape improvements in the general area of the Project, as well as in close proximity of the Project. Subsequently, the Parties agreed and acknowledged that the Developer had constructed a portion of the streetscape improvements and that the RDA was obligated to reimburse the cost thereof, not to exceed \$750,000. The Parties further agreed that the Developer has already paid \$291,373 for the streetscape improvements between Alton Road and Jefferson Avenue that has been applied as a credit against the purchase of Parcel II/Block 53. Therefore the limit of the Developer's remaining obligation to design and construct the remaining streetscape improvements and the sum that is currently due and owing to the Developer by the RDA is \$458,627. Pursuant to the Contract, upon submission of an invoice for payment of the streetscape improvements, the RDA shall review the improvements and within thirty (30) days of the submission of the invoice, either issue payment for the invoice, or provide the reason why payment should not be paid. As of the date this memorandum was prepared, the City was waiting for completion of the remaining punch-list items before conducting a final walk-through inspection of the improvements. As such the Administration recommends proceeding with the appropriation of \$458,627 from available South Pointe Redevelopment Trust Funds, and authorizing reimbursement to the Developer upon completion of the street improvements and final acceptance of the improvements by the City.

Advisory Board Recommendation:

Financial Information:

Source of Funds:	Amount	Account	Approved
<div style="border: 1px solid black; padding: 2px; display: inline-block;">S. Pointe TIF</div> Finance Dept.	1	\$458,627	
	2		
	3		
	4		
	Total		

City Clerk's Office Legislative Tracking:

Christina M. Cuervo/Kent O. Bonde

Sign-Offs:

Department Director	Assistant City Manager	City Manager
	<i>CUC</i>	<i>Jung</i>

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AGENDA ITEM

3E

DATE

11-10-04

CITY OF MIAMI BEACH

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH, FLORIDA 33139
www.ci.miamibeachfl.gov



MIAMI BEACH REDEVELOPMENT AGENCY MEMORANDUM

To: Chairman and Members of the Board of the
Miami Beach Redevelopment Agency

Date: November 10, 2004

From: Jorge M. Gonzalez
Executive Director

Subject: **A RESOLUTION OF THE CHAIRMAN AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY APPROPRIATING AND AUTHORIZING REIMBURSEMENT TO THE COURTS IN THE AMOUNT OF \$458,627 IN AVAILABLE SOUTH POINTE REDEVELOPMENT TRUST FUNDS TO REIMBURSE THE COURTS AT SOUTH BEACH, LTD., FOR STREET IMPROVEMENTS TO FIRST STREET BETWEEN JEFFERSON AND WASHINGTON AVENUES AND TO MERIDIAN AVENUE BETWEEN FIRST AND SECOND STREETS, PURSUANT TO THE FOURTH EXTENSION AND CLARIFICATION AGREEMENT, DATED JULY 26, 2000, BETWEEN THE MIAMI BEACH REDEVELOPMENT AGENCY, THE CITY OF MIAMI BEACH AND THE COURTS AT SOUTH BEACH LIMITED, A FLORIDA LIMITED PARTNERSHIP F/K/A COBB PARTNERS SOUTH BEACH LIMITED.**

RECOMMENDATION:

Adopt the Resolution.

ANALYSIS:

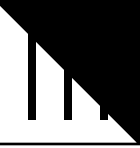
Pursuant to the Fourth Extension and Clarification Agreement dated July 26, 2000 (the "Contract"), between the City, the RDA, and the Courts at South Beach Limited, a Florida limited partnership f/k/a Cobb Partners South Beach, Ltd. (the "Developer"), collectively referred to as the "Parties", the RDA was obligated to construct certain streetscape improvements in the general area of the Project, as well as in close proximity of the Project. Subsequently, as reflected in the amended contract, the Developer agreed to design and construct a certain portion of these improvements that were estimated by the Parties to cost \$750,000. The Parties agreed and acknowledged that the Developer had constructed a portion of the streetscape improvements and that the RDA was obligated to reimburse the cost thereof, not to exceed \$750,000. The Parties further agreed that the Developer has already paid \$291,373 for the streetscape improvements between Alton Road and Jefferson Avenue that has been applied as a credit against the purchase of Parcel II/Block 53. Therefore the limit of the Developer's remaining obligation to design and construct the remaining streetscape improvements and the sum that is currently due and owing to the Developer by the RDA is \$458,627.

On Thursday, October 28, the City conducted an inspection of the improvements to First Street between Washington and Jefferson Avenues and Meridian Avenue between First

and Second Streets. With the exception of certain minor landscaping, irrigation and mechanical issues, the street improvements have been substantially completed. A punch-list of outstanding items by department was issued to the Developer on Friday, October 29, and was expected to be addressed by the end of the following week.

Pursuant to the Contract, upon submission of an invoice for payment of the streetscape improvements, the RDA shall review the improvements and within thirty (30) days of the submission of the invoice, either issue payment for the invoice, or provide the reason why payment should not be paid. As of the date this memorandum was prepared, the City was waiting for completion of the remaining punch-list items before conducting a final walk-through inspection of the improvements. As such the Administration recommends proceeding with the appropriation of \$458,627 from available South Pointe Redevelopment Trust Funds, to reimburse the Developer upon completion of the street improvements and final acceptance of the improvements by the City.

JMG/CMC/KDB/rar
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RESOLUTION NO. _____

A RESOLUTION OF THE CHAIRMAN AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY APPROPRIATING AND AUTHORIZING REIMBURSEMENT TO THE COURTS IN THE AMOUNT OF \$458,627 IN AVAILABLE SOUTH POINTE REDEVELOPMENT TRUST FUNDS TO REIMBURSE THE COURTS AT SOUTH BEACH, LTD., FOR STREET IMPROVEMENTS TO FIRST STREET BETWEEN JEFFERSON AND WASHINGTON AVENUES AND TO MERIDIAN AVENUE BETWEEN FIRST AND SECOND STREETS, PURSUANT TO THE FOURTH EXTENSION AND CLARIFICATION AGREEMENT, DATED JULY 26, 2000, BETWEEN THE MIAMI BEACH REDEVELOPMENT AGENCY, THE CITY OF MIAMI BEACH AND THE COURTS AT SOUTH BEACH LIMITED, A FLORIDA LIMITED PARTNERSHIP F/K/A COBB PARTNERS SOUTH BEACH LIMITED.

WHEREAS, pursuant to the Fourth Extension and Clarification Agreement dated July 26, 2000 (the "Contract"), between the City of Miami Beach (the "City"), the Miami Beach Redevelopment Agency (the "RDA"), and the Courts at South Beach Limited, a Florida limited partnership f/k/a Cobb Partners South Beach, Ltd. (the "Developer"), (collectively referred to as the "Parties"), the RDA was obligated to construct certain streetscape improvements (the "Improvements") in the general area of the Courts Project, as well as in close proximity of the Project; and,

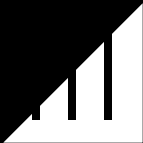
WHEREAS, the Parties agreed and acknowledged that the Developer had constructed a portion of these Improvements, and that the RDA was obligated to reimburse the cost thereof, not to exceed \$750,000; and

WHEREAS, the Parties further agreed that the Developer has already paid \$291,373 for the Improvements between Alton Road and Jefferson Avenue that has been applied as a credit against the purchase of Parcel II/Block 53; and

WHEREAS, the limit of the Developer's remaining obligation to design and construct the remaining Improvements, and the sum that is currently due and owing to the Developer by the RDA, is \$458,627; and

WHEREAS, pursuant to the Contract, upon submission of an invoice for payment of the Improvements, the RDA shall review the Improvements, and within thirty (30) days of the submission of the invoice, either issue payment for the invoice, or provide the reason why payment should not be paid; and

WHEREAS, on October 28, 2004, the City conducted an inspection of the improvements to First Street between Washington and Jefferson Avenues, and Meridian Avenue between First and Second Streets; and



WHEREAS, with the exception of certain minor landscaping, irrigation and mechanical issues, the Improvements have been substantially completed; and

WHEREAS, a punch-list of outstanding items by Public Works, Planning, Park and Recreation Departments was issued to the Developer on October 29, 2004; and

WHEREAS, as of the week of November 1, 2004, the City was waiting for completion of the remaining punch-list items by the Developer before conducting a final walk-through inspection of the Improvements; and

WHEREAS, the Administration recommends proceeding with the appropriation of \$458,627 from available South Pointe Redevelopment Trust Funds, to reimburse the Developer upon completion of the Improvements and acceptance of the Improvements by the City.

NOW, THEREFORE, BE IT DULY RESOLVED BY THE CHAIRMAN AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY, FLORIDA, that the Chairman and Members of the Miami Beach Redevelopment Agency hereby appropriate \$458,627 in available South Pointe Redevelopment Trust Funds to reimburse the Courts at South Beach, Ltd., for Street Improvements to First Street, between Jefferson and Washington Avenues, and to Meridian Avenue between First and Second Streets, pursuant to the Fourth Extension and Clarification Agreement, dated July 26, 2000, between the Miami Beach Redevelopment Agency, the City of Miami Beach and the Courts at South Beach, Limited, a Florida Limited Partnership f/k/a Cobb Partners South Beach, Limited.

PASSED AND ADOPTED this 10th day of November, 2004.

CHAIRMAN

ATTEST:

SECRETARY

Date

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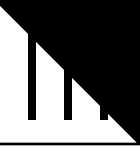
**APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION**



Redevelopment Agency
General Counsel

11-3-04

Date



**COURTS/COSMOPOLITAN PROJECT
STREETSCAPE IMPROVEMENTS**

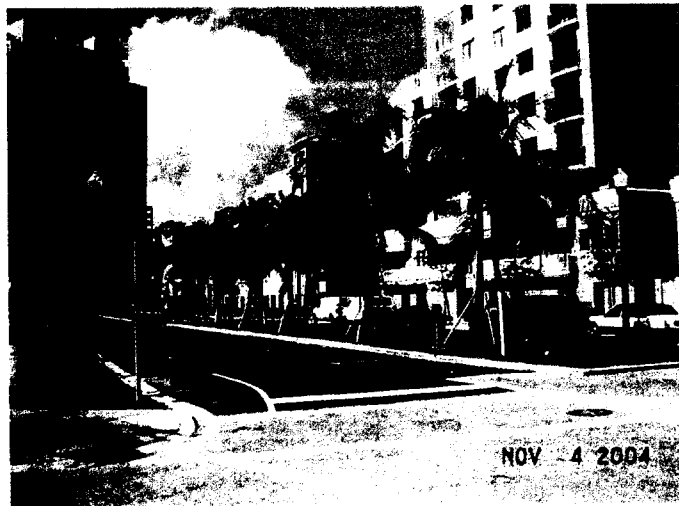


1ST Street looking east from Alton Rd



1ST Street looking east from Meridian Ave

Courts/Cosmopolitan Streetscape Improvements
Page 2



1ST Street looking west from Washington Ave



Meridian Ave looking north from 1st Street